



59 WESTBOURNE ROAD
WOLVERHAMPTON, WV4 5UF

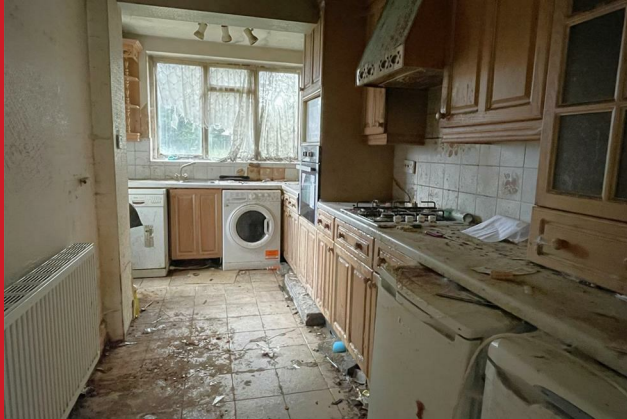
OFFERS IN THE REGION OF £170,000
FREEHOLD

Three bedroom semi-detached home requiring a scheme of refurbishment and modernisation. Located in a popular residential location with good access to public transport, local shops and schools, the property is available with No Onward Chain and comprises hallway, living room, sitting room, kitchen, three bedrooms and bathroom.



59 WESTBOURNE ROAD

- 360 VIRTUAL TOUR • REQUIRES REFURBISHMENT • THREE BEDROOMS • TWO LIVING ROOMS • GOOD SIZE REAR GARDEN • POPULAR LOCATION • SHOPS AND PUBLIC TRANSPORT NEARBY



HALLWAY

LIVING ROOM

12'5" into bay x 11'4"

Bay window to the front.

SITTING ROOM

13'0" x 11'8"

Window and door to the rear.

KITCHEN

15'3" x 6'7"

Window to the rear, door to garden.

FIRST FLOOR LANDING

BEDROOM ONE

13'1" x 11'8"

Window to the rear, radiator.

BEDROOM TWO

12'0" x 10'11"

Window to the front, radiator.

BEDROOM THREE

9'10" x 6'7"

Window to the rear, radiator.

BATHROOM

Obscure window to the rear, low-level w.c, pedestal wash hand basin and panelled bath.

REAR GARDEN

To the rear of the property is a generous lawned garden.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

TENURE Freehold

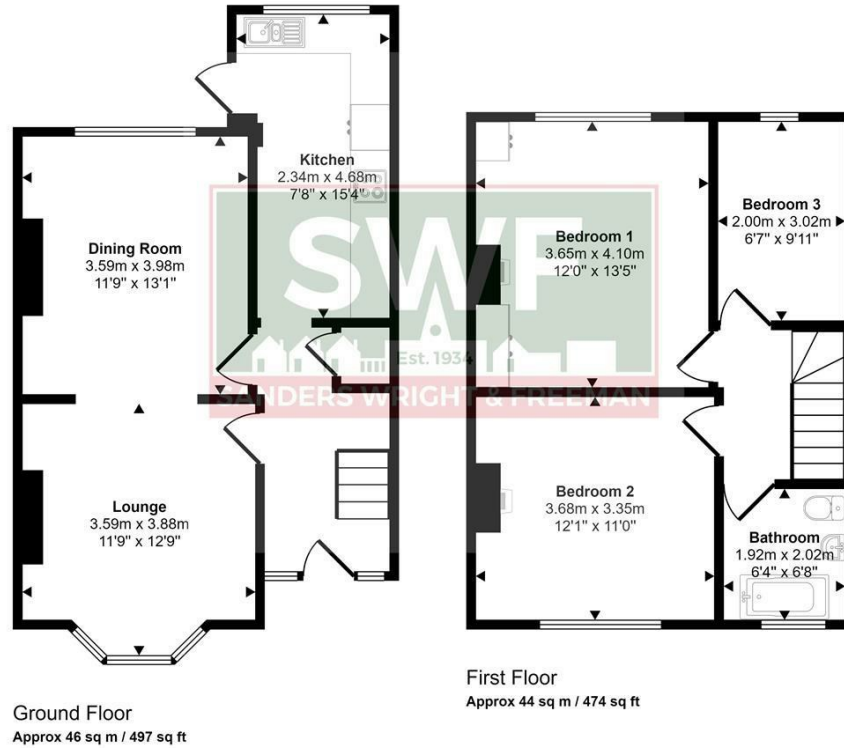
The property is freehold.

The agent understands that there is no allocated parking for the property.

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Approx Gross Internal Area
90 sq m / 971 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements