



1 CHEVIOT ROAD WOLVERHAMPTON, WV2 2HB

OFFERS IN EXCESS OF £200,000
FREEHOLD

Spacious semi-detached home featuring a generous living room, dining kitchen, utility area, ground floor w.c, three generous bedrooms, modernised bathroom and pleasant rear garden. Convenient for public transport and access to the city centre, the property is fitted with solar panels and has a driveway providing off road parking.



1 CHEVIOT ROAD

- Spacious Semi-Detached Home
- Dining Kitchen
- Utility Area
- Ground Floor W.C.
- Three Generous Bedrooms
- Solar Panels
- Public Transport Nearby
- Off Road Parking



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden

ENTRANCE PORCH

Door into the entrance hall.

HALLWAY

Electric Radiator, under stairs storage area, useful cloaks cupboard and doors to the living room and kitchen.

LIVING ROOM

17'5" max x 14'6" max

Double-glazed window to the front, double-glazed double doors to the rear, electric radiator and fireplace.

KITCHEN / DINER

10'10" x 10'9"

Double-glazed window to the rear, part tiled walls and a range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with induction hobs above, plumbing for a washing machine and a door leading through to the utility area and side lobby.

UTILITY AREA AND LOBBY

Tiled floor, two useful store rooms, w.c and doors to the front driveway and rear garden.

W.C.

Low-level w.c. and butler style sink.

FIRST FLOOR LANDING

Double-glazed window, electric radiator, loft access

hatch with drop down ladder to a boarded loft with electricity and lighting.

BEDROOM ONE

12'7" x 8'8"

Double-glazed window to the rear and electric radiator

BEDROOM TWO

10'8" x 10'8"

Double-glazed window to the rear and electric radiator.

BEDROOM THREE

8'4" x 8'4"

Double-glazed window to the front and electric radiator.

BATHROOM

Double-glazed window to the side, tiled floor, tiled walls and white suite comprising low-level w.c, wash hand basin with vanity cupboard beneath and panelled bath.

REAR GARDEN

To the rear of the property is a paved patio area with lawned garden beyond.

SOLAR PANELS

The property is fitted with solar panels which are included in the sale.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

TENURE Freehold

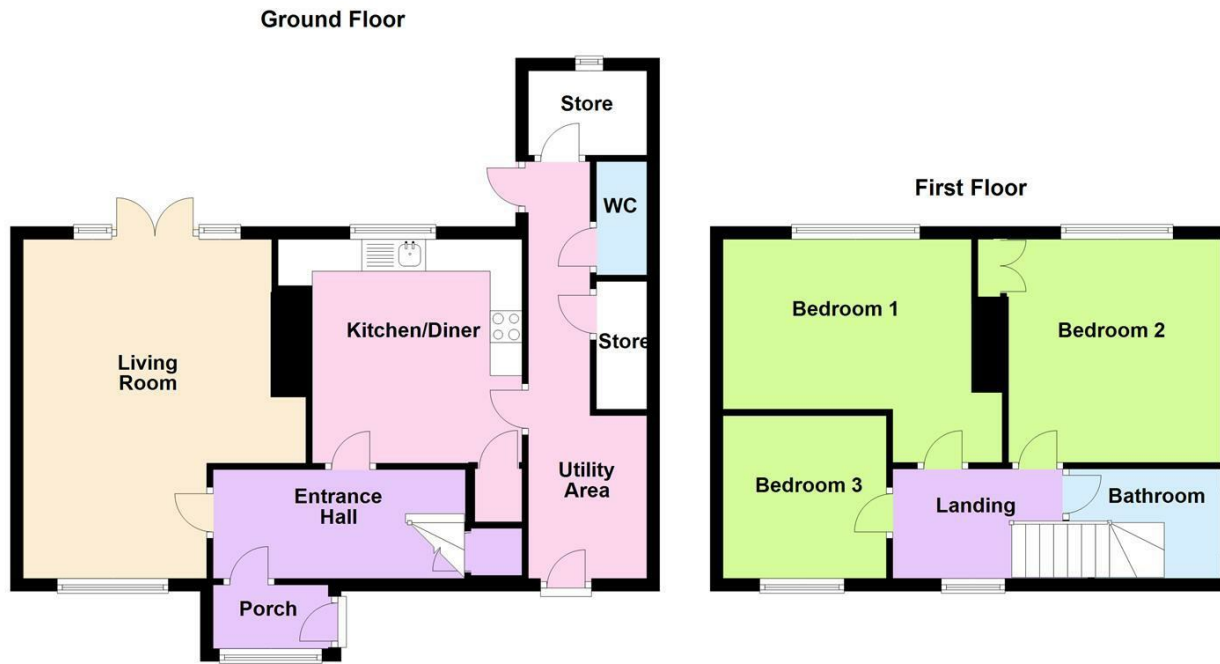
The property is freehold.

SERVICES

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

1 CHEVIOT ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	51	
(39-54) E		
(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