



44 SWANCOTE DRIVE WOLVERHAMPTON, WV4 4RW

£240,000
FREEHOLD

NO CHAIN - Extended three bedroom semi-detached home situated in a sought after location in close proximity to a range of amenities including shops, access to public transport and local schooling including Highfields School which is just a stones throw away. The property features spacious and well presented accommodation throughout ideal for families or first time buyers alike and comprises entrance hallway, separate living and dining rooms, extended kitchen, conservatory, utility room, ground floor w.c, three bedrooms, family bathroom and a pleasant enclosed garden to the rear. A large driveway to the front provides parking for several vehicles.



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- No Onward Chain • Extended Three Bedroom Home • Separate Living & Sitting Rooms • Large Driveway Providing Off Road Parking • Ideal For First Time Buyers & Families Alike • Sought After Location • Close Proximity To A Range Of Amenities • Stones Throw From Highfields School



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APPROACH

The property is approached via a driveway providing off road parking for several vehicles with an adjacent foregarden.

ENTRANCE HALL

Double glazed obscure window to the front, radiator, staircase to the first floor landing,

under stairs cupboard and doors to the living room and dining room.

LIVING ROOM

Double glazed window to the front, tiled floor, radiator and feature fireplace with wood burning stove.

DINING ROOM

CONSERVATORY

Double glazed to the side and rear, tiled floor and double doors to the rear garden.

EXTENDED KITCHEN

Double glazed obscure window to the front, double glazed window to the rear, tiled floor, part tiled walls, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1¼ stainless steel sink and drainer unit with mixer tap. There is space for a cooking range and integrated appliances including a dishwasher, fridge and freezer. A door provides access to the rear lobby and an opening leads into the dining room.

REAR LOBBY

Tiled floor and doors to the rear garden, ground floor w.c and utility.

GROUND FLOOR W.C

Tiled walls, radiator, low level w.c and wash hand basin.

UTILITY

Double glazed window to the rear, radiator, tiled walls and ample space for various household appliances including plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access hatch, built in storage cupboard and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear, storage cupboard and radiator.

BEDROOM THREE

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the rear, towel rail, tiled floor, part tiled walls and contemporary suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath with shower above.

REAR GARDEN

To the rear of the property is a pleasant and low maintenance enclosed garden with raised seating area and patio beyond.

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.

PARKING

A driveway to the front provides off road parking for several vehicles.

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ADDITIONAL INFORMATION

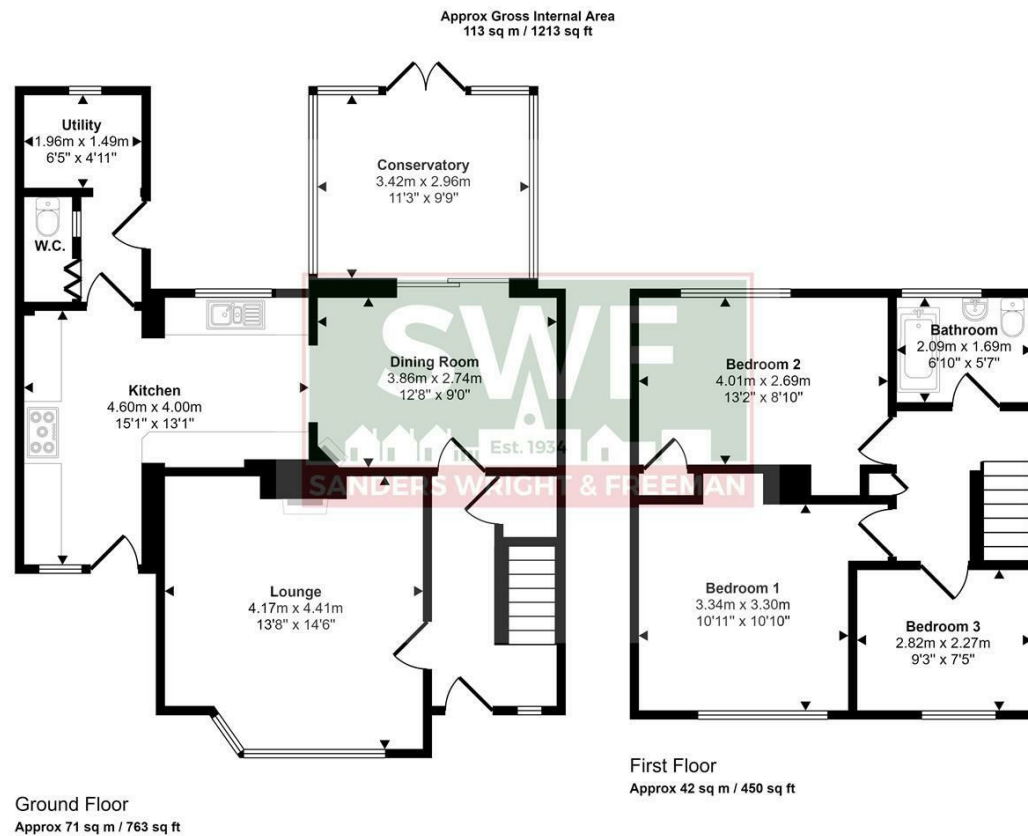
Local Authority – Wolverhampton

Council Tax – Band B

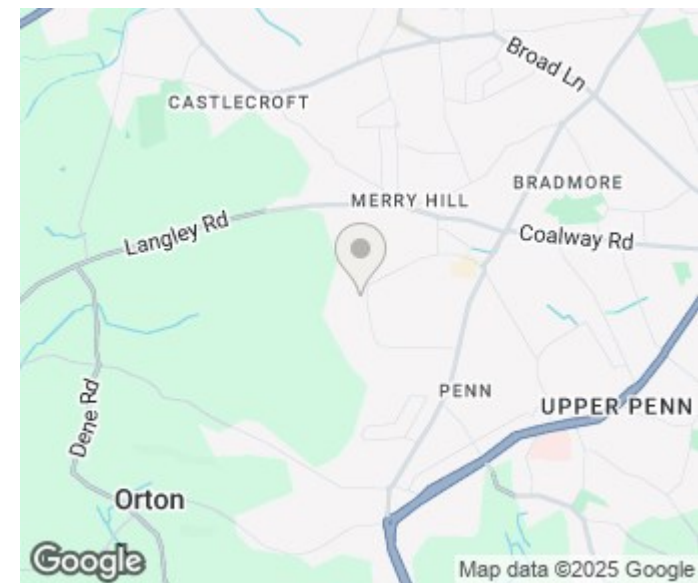
Viewings – By Appointment Only

Tenure – Freehold





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		
(55-68) D		
(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