



**36 LONSDALE ROAD**  
**WOLVERHAMPTON, WV3 0DY**

**OFFERS IN THE REGION OF £220,000**  
**FREEHOLD**

NO CHAIN - Three bedroom semi-detached home situated within close proximity to Wolverhampton City Centre. The property offers spacious accommodation throughout comprising entrance hall, separate living and sitting rooms, kitchen, three bedrooms, family bathroom and a rear garden with decking area. Gas Central Heating, Double Glazed. Off Road Parking.



# 36 LONSDALE ROAD

- Three Bedrooms • Fitted Kitchen • Family Bathroom • Gas Central Heating • Double Glazed • Garden With Decked Area • Separate Living & Sitting Room • Close Proximity To City Centre



## ENTRANCE HALL

Radiator, under stairs cupboard and doors to the living room, sitting room and kitchen.

## LIVING ROOM

Double glazed bay window to the front and radiator.

## SITTING ROOM

Double glazed window to the rear and radiator.

## KITCHEN

Double glazed window to the side, part glazed door to the rear, tiled floor, part tiled walls and range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Intergrated appliances include a dishwasher, fridge/freezer and electric oven with 4 ring gas hob above.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

## BEDROOM ONE

Double glazed bay window to the front and radiator.

## BEDROOM TWO

Double glazed window to the rear and radiator.

## BEDROOM THREE

Double glazed window to the front and radiator.

## BATHROOM

Double glazed obscure window to the rear, tiled floor, part tiled walls, towel rail and suite comprising close coupled w.c, pedestal hand basin and panelled bath.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a decked seating area and lawn beyond. A side passageway provides access to the front.

## SERVICES

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

## TENURE Freehold

The property is freehold.

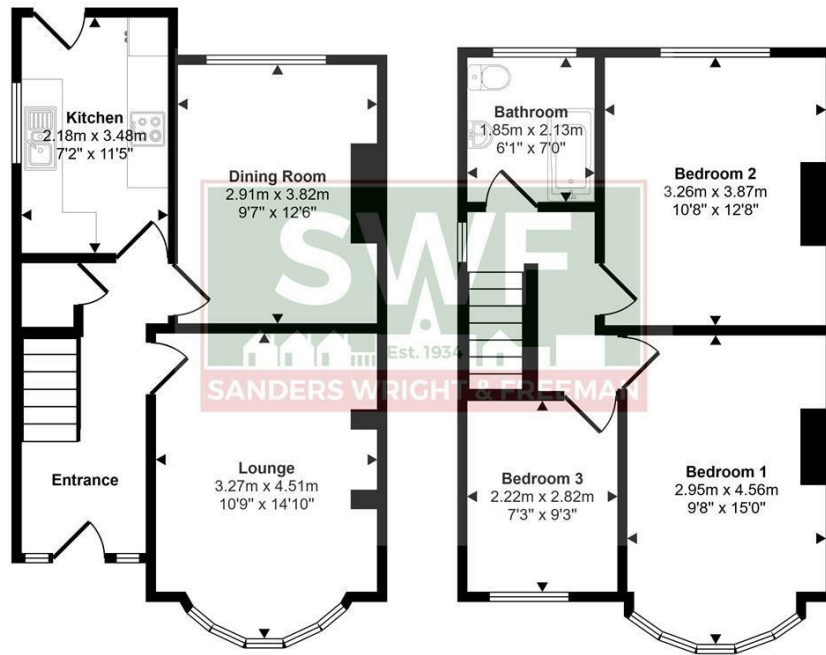
## COUNCIL TAX

Wolverhampton City Council - Tax Band B

# 36 LONSDALE ROAD



Approx Gross Internal Area  
85 sq m / 920 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft

First Floor  
Approx 43 sq m / 463 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		88
(81-91)	B		
(69-80)	C	69	
(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