



32 ASHENDEN RISE

WOLVERHAMPTON, WV3 8LE

OFFERS IN THE REGION OF £230,000
FREEHOLD

Spacious three bedroom semi-detached home situated close to Windmill Lane within walking distance of both Smestow School and Castlecroft Primary School with the amenities of both Tettenhall and Compton a short drive away. The property offers spacious accommodation throughout featuring an entrance porch, hallway, L-shaped living room, dining kitchen, three bedrooms, shower room and a pleasant enclosed rear garden. A driveway to the front provides off road parking.



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- SOUGHT AFTER LOCATION • THREE BEDROOMS • OFF ROAD PARKING • PLEASANT REAR GARDEN • DINING KITCHEN • L-SHAPED LIVING ROOM



APPROACH

The property is approached via a driveway providing off road parking for up to 2 vehicles.

ENTRANCE PORCH

Tiled floor, part glazed door to the rear and door to the hallway.

HALLWAY

Double glazed window to the side, radiator, built in storage cupboard, staircase to the first floor landing and doors to the living room and dining kitchen.

L-SHAPED LIVING ROOM

17'7" x 13'6"

Double glazed bow window to the front, double glazed window to the side, radiator and feature fireplace.

DINING KITCHEN

10'8" x 10'7"

Double glazed window to the rear, part glazed door to the rear garden, radiator, built in storage cupboard and a range of fitted wall, drawer and base units with roll edge work

surfaces over incorporating a stainless steel sink and drainer unit. There is plumbing for a washing machine, space for a cooker, fridge and freezer.

FIRST FLOOR LANDING

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

BEDROOM ONE

12'7" x 10'8"

Double glazed windows to the front and side, radiator and built in storage cupboard.

BEDROOM TWO

7'9" x 10'7"

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

BEDROOM THREE

8'5" x 8'3"

Double glazed window to the front.

SHOWER ROOM

Double glazed obscure window to the rear, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

REAR GARDEN

To the rear of the property is a pleasant split level garden with a paved patio area and lawn beyond. There are 2 useful outside storage rooms and a gardeners W.C.

SERVICES

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

TENURE Freehold

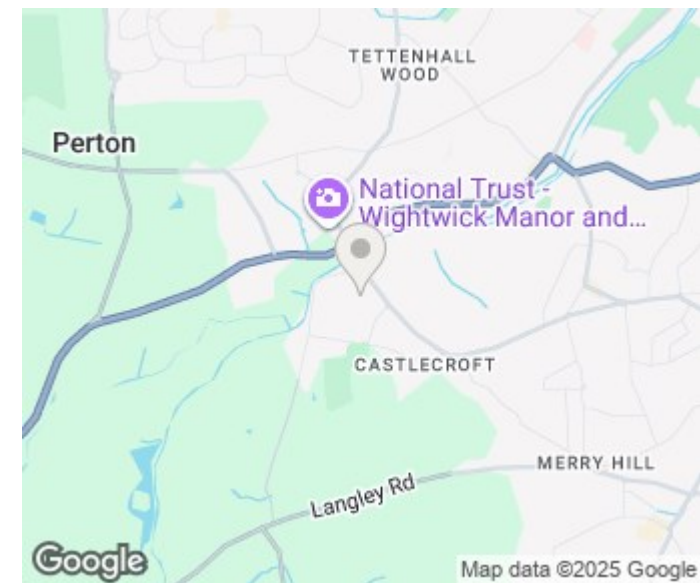
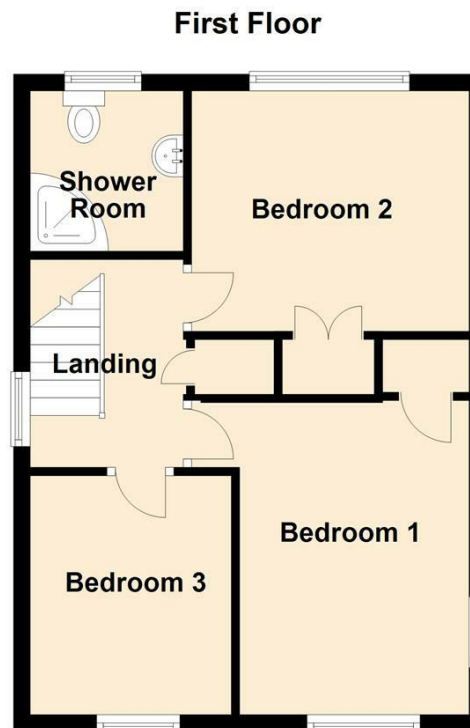
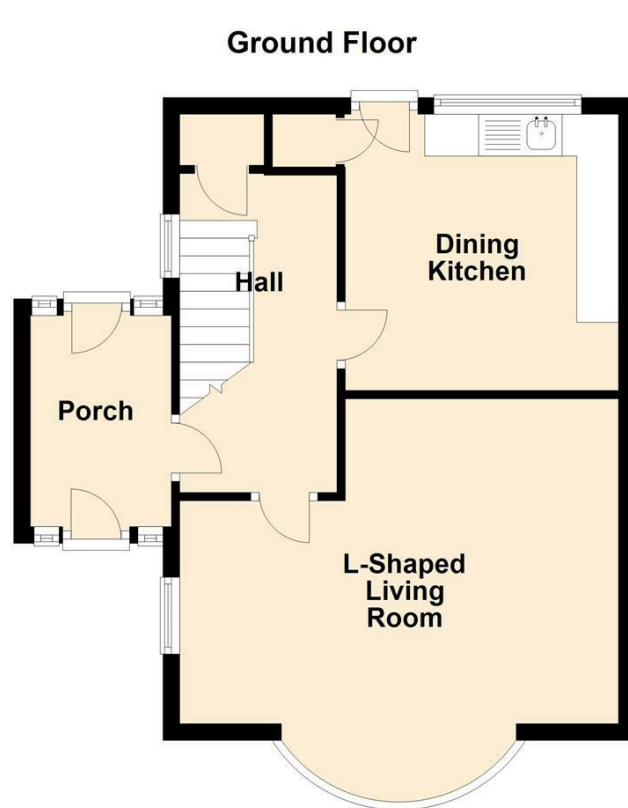
The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

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| 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