



7 BUTTS ROAD WOLVERHAMPTON, WV4 5QD

OFFERS IN THE REGION OF £180,000
FREEHOLD

Beautifully presented two bedroom end of terrace in a highly sought after location in Penn with a wonderful garden to the rear. Available with no onward chain, the extended accommodation includes a front sitting room, dining room, extended kitchen and first floor bathroom. Well located for nearby Penn Common, St. Bartholomew's primary school and the local shops and public transport along the A449 Penn Road.



7 BUTTS ROAD

- ATTRACTIVE REAR GARDEN • EXTENDED KITCHEN • POPULAR LOCATION NEAR TO PENN COMMON • TWO BEDROOMS • CELLAR • 1ST FLOOR BATHROOM



SITTING ROOM

Double-glazed window to the front, doorway to the dining room.

DINING ROOM

Window to the rear, useful cloaks cupboard, doors to the kitchen, cellar and a staircase to the first floor landing.

EXTENDED KITCHEN

Double-glazed window to the rear, towel rail, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is plumbing for a washing machine, space for various household appliances and a doorway to the rear garden.

CELLAR

FIRST FLOOR LANDING

Radiator and doors to:

BEDROOM ONE

Two double-glazed windows to the front and radiator.

BEDROOM TWO

Double-glazed window to the rear and radiator.

BATHROOM

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

REAR GARDEN

A particular feature of the property is the generous, attractive rear garden which has a spacious paved patio area with a lawned garden beyond. A gate leads to a shared entry side passage

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.

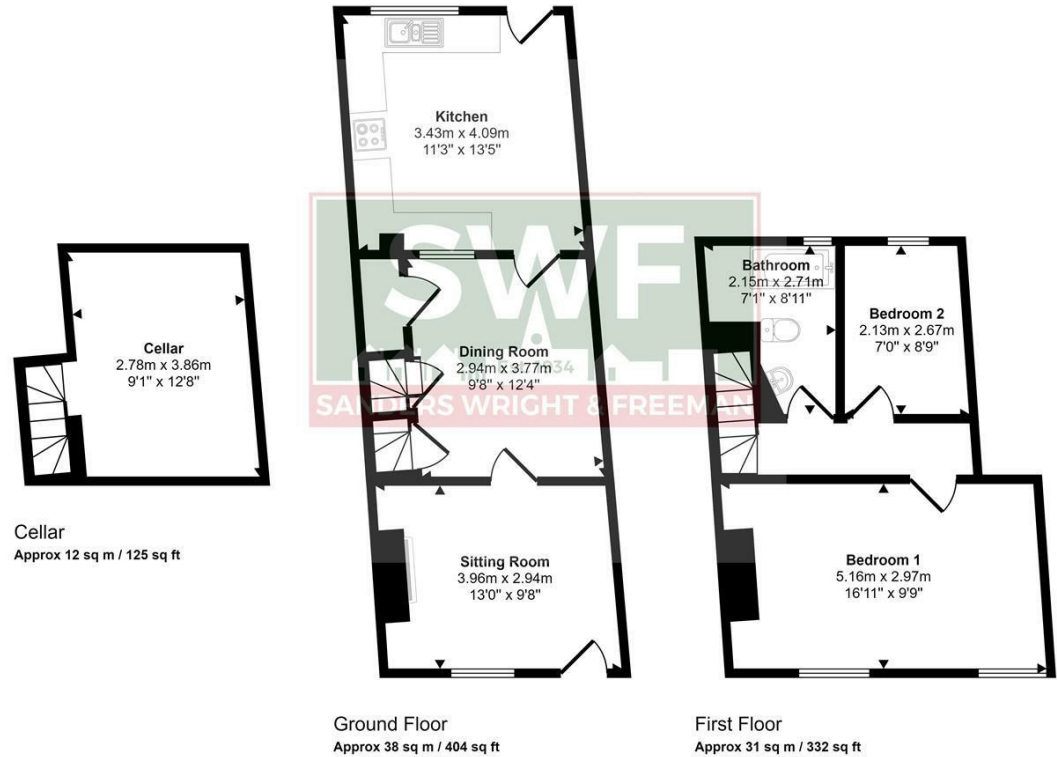
PARKING

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

7 BUTTS ROAD



Approx Gross Internal Area
80 sq m / 861 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		84
(69-80) C		
(55-68) D	58	
(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