



36 PETERDALE DRIVE WOLVERHAMPTON, WV4 5NZ

£325,000
FREEHOLD

Impressive semi-detached home in a highly sought after cul-de-sac location, available with NO ONWARD CHAIN. Within walking distance of highly regarded St. Bartholomew's Primary School and nearby Penn Common, the property has recently undergone a scheme of modernisation and offer generous and well presented accommodation comprising reception hall, through lounge/dining room, re-fitted kitchen, utility, ground floor w.c, three bedrooms and bathroom. A driveway and garage provide off road parking and to the rear is generous lawned garden.



36 PETERDALE DRIVE

- No Onward Chain • Extremely Sought After Location • Modernised By Current Owners • Through Living/Dining Room • Driveway Providing Off Road Parking • Close To A Range Of Local Amenities



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APPROACH

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

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Stairs to the first floor landing, double glazed window to the side, built in cloaks cupboard and doors to the ground floor w.c, living room and kitchen.

THROUGH LIVING/DINING ROOM

Double glazed bay window to the front, two radiators and double glazed double doors to the rear.

KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls, radiator and contemporary 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. Integrated appliance include a double oven, 4 ring gas hob, fridge, freezer and dishwasher. A doorway provides access to the utility.

UTILITY

Double glazed window to the rear, radiator, tiled floor, fitted counter top work surface with space below for various household appliances including plumbing for a washing machine. Doors provide access to the garage and rear garden.

FIRST FLOOR LANDING

Double glazed 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, radiator and fitted wardrobe.

BEDROOM THREE

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the front, radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

REAR GARDEN

To the rear of the property is a pleasant split-level garden with a paved patio area and lawn beyond.

GARAGE

Electrically operated roller shutter door to the front, power points and lighting.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

TENURE Freehold

The property is freehold.

SERVICES

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

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

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ADDITIONAL INFORMATION

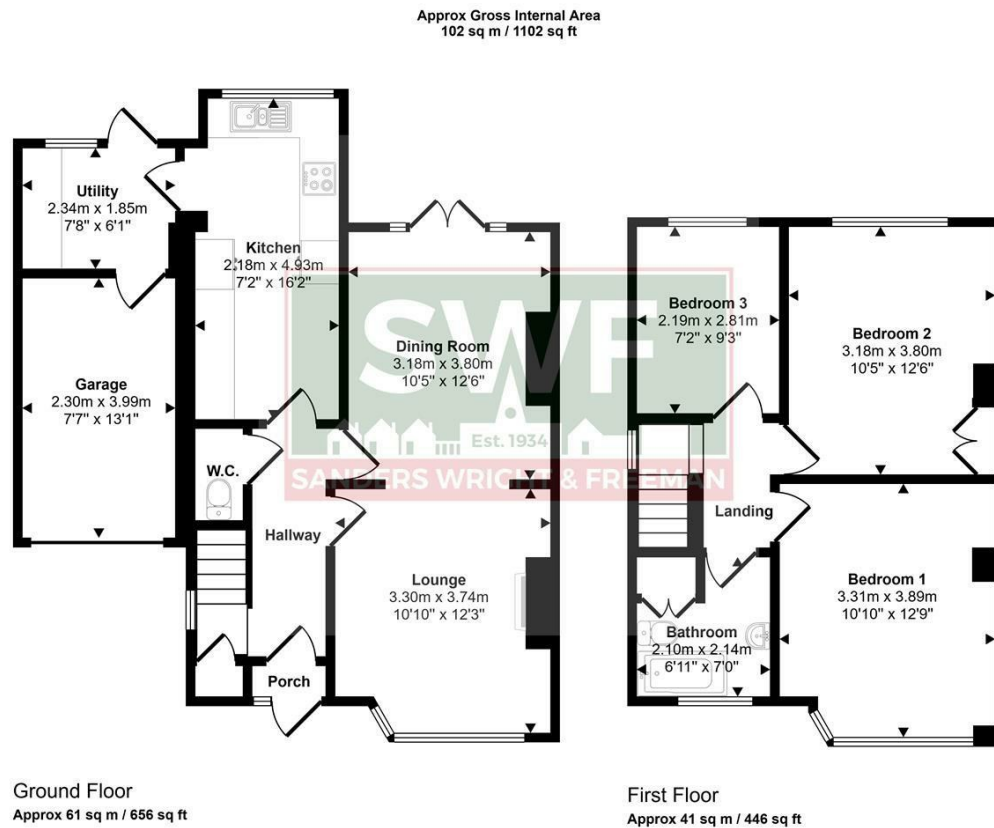
Local Authority – Wolverhampton

Council Tax – Band C

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