



## 7 ELMDON ROAD WOLVERHAMPTON, WV10 6XN

ASKING PRICE £200,000  
**FREEHOLD**

Well presented three bedroom semi-detached home situated in an extremely popular location in close proximity to a range of amenities including schools, shops and access to Stafford Road, Wolverhampton City centre and the M54 motorway network. The property offers spacious accommodation throughout featuring entrance hall, through living room, kitchen, lobby with ground floor w.c, three bedrooms, re-fitted bathroom and a pleasant enclosed garden to the rear.





## 7 ELMDON ROAD

- Extremely Popular Residential Location • Close To A Range Of Amenities • Three Bedrooms • Re-Fitted Bathroom • Ground Floor W.C • Ideal For First Time Buyers • Easy Access to M54 Motorway Network • Enclosed Rear Garden



### APPROACH

The property is approached via a paved footpath with an adjacent lawned foregarden.

### ENTRANCE HALL

Double glazed obscure window to the side, radiator and doors to the living room and kitchen.

### THROUGH LIVING ROOM

21'5" x 10'2"

Double glazed windows to the front and rear, two radiators.

### KITCHEN

14'9" max x 9'10" max

Double glazed window to the rear, part glazed door to the lobby, two useful under stairs storage cupboards and fitted roll work surfaces incorporating a stainless steel sink and drainer unit. There is space for various household appliances including plumbing for a washing machine.

### LOBBY

Doors to two storage rooms, ground floor w.c and the rear garden.

### GROUND FLOOR W.C

Low level w.c.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

12'4" x 10'11"

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

### BEDROOM TWO

12'4" x 8'7"

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

### BEDROOM THREE

9'5" x 7'11"

Double glazed window to the front and radiator.

### RE-FITTED BATHROOM

Double glazed obscure window to the rear, ceiling down lighters, towel rail and suite comprising close coupled w.c. wash hand basin with vanity units beneath and P-shaped paneled bath.

### REAR GARDEN

To the rear of the property is a pleasant and well maintained garden with a number of mature shrubs and trees.

### COUNCIL TAX

Wolverhampton City Council - Tax Band A

### SERVICES

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

### TENURE Freehold

The property is freehold.

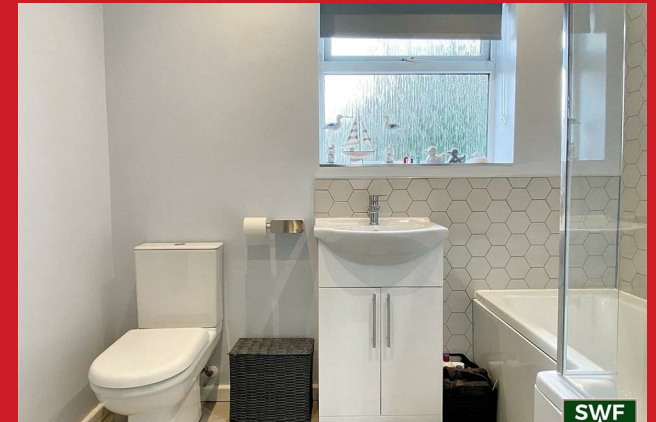
### BROADBAND

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

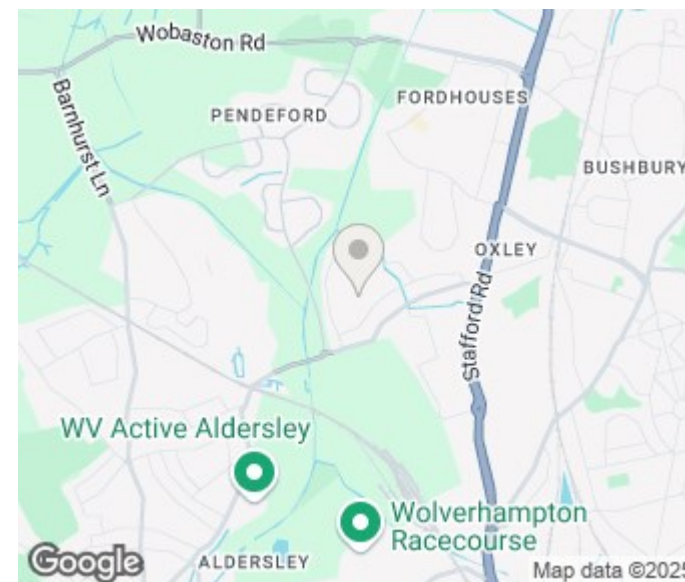
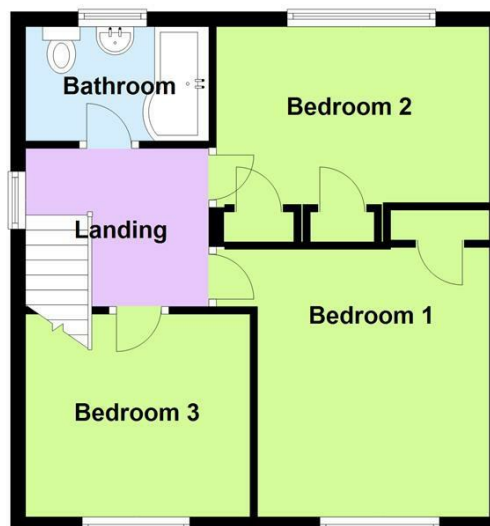
## 7 ELMDON ROAD



Ground Floor



First Floor



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