



## 9 CHERRY TREE LANE WOLVERHAMPTON, WV8 1NL

OFFERS IN EXCESS OF £200,000  
**FREEHOLD**

Spacious three bedroom terrace offering deceptively large accommodation throughout. Well located for access to the wide range of amenities the village has to offer including railway station, shops and a range of schooling, the impressive accommodation includes lounge, spacious L-shaped kitchen, conservatory, three generous bedrooms and re-fitted shower room. A driveway to the front provides off road parking and there is a garden to the rear.





## 9 CHERRY TREE LANE

- SPACIOUS ACCOMMODATION • LARGE KITCHEN • CONSERVATORY • THREE GENEROUS BEDROOMS • RE-FITTED SHOWER ROOM • DRIVEWAY • VILLAGE LOCATION



### APPROACH

The property is approached via a driveway providing off road parking.

### ENTRANCE PORCH

Tiled floor, doorway to the kitchen.

### LARGE L-SHAPED KITCHEN

20'11" x 9'11"

Double-glazed window to the rear, radiator, doorway to a useful store room and an opening through to the conservatory. There is a period style fireplace and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit, built in oven and four ring hob.

### LOUNGE

16'2" x 13'1"

Double-glazed window and door to the front, radiator, staircase to the first floor landing.

### CONSERVATORY

16'3" x 7'10"

Double-glazed window and double-glazed double doors to the rear, radiator.

### FIRST FLOOR LANDING

Loft access hatch.

### BEDROOM ONE

13'5" x 9'4"

Two double-glazed windows to the front, radiator.

### BEDROOM TWO

9'9" x 8'9"

Double-glazed window to the rear., radiator.

### BEDROOM THREE

10'9" x 7'4"

Double-glazed window to the front, radiator.

### RE-FITTED BATHROOM

Double-glazed obscure window to the rear, towel rail, contemporary suite comprising low-level w.c, sink with vanity cupboard, and shower enclosure.

### GARDEN

To the rear of the property is an enclosed garden with patio and lawned areas.

### TENURE Freehold

The property is freehold.

### COUNCIL TAX

South Staffordshire Council - Tax Band B

### BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

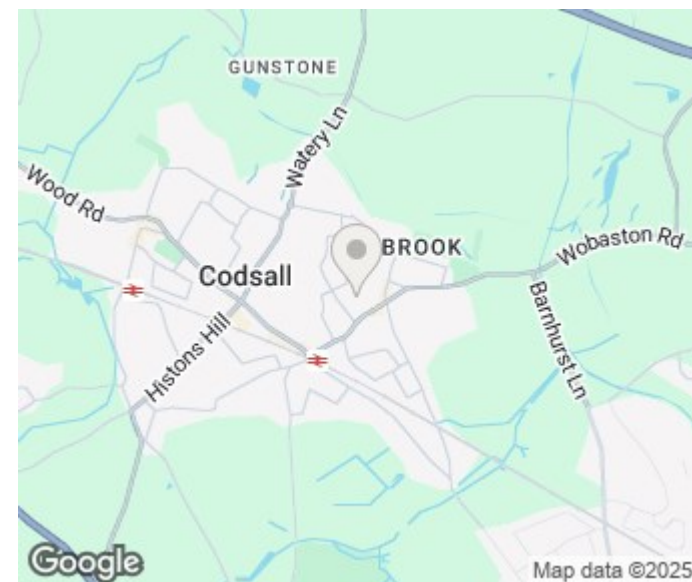
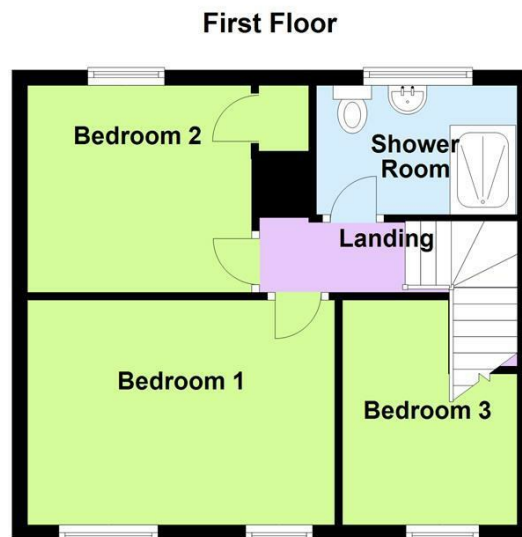
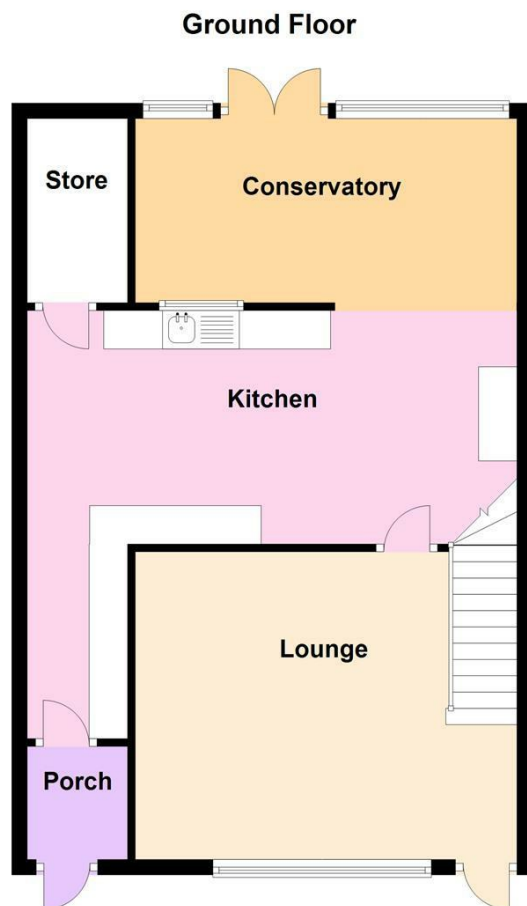
Potential purchasers should contact their preferred supplier to confirm availability and speed

### SERVICES

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

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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	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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