



## 199 LEA ROAD

WOLVERHAMPTON, WV3 0LG

OFFERS IN THE REGION OF £180,000

FREEHOLD

NO CHAIN - Extremely spacious three bedroom mid-terrace home situated in a popular location close to Wolverhampton City Centre. Whilst the property would benefit from a scheme of refurbishment, there is versatile accommodation throughout comprising entrance hall, three separate reception rooms, kitchen, three double bedrooms, re-fitted shower room and garden to the rear.



## 199 LEA ROAD

- No Onward Chain • Extremely Popular
- Location • Three Reception Rooms • Three
- Double Bedrooms • Re-Fitted Shower
- Room • Close To Wolverhampton City
- Centre



### ENTRANCE HALL

Staircase to the first floor landing and doors to reception one, reception two, cellar and an opening to reception three.

### RECEPTION ROOM ONE

11'11" x 11'10"

Double glazed bay window to the front.

### RECEPTION ROOM TWO

Double glazed window to the rear.

### RECEPTION ROOM THREE

10'7" x 8'11"

Double glazed window to the side.

### KITCHEN

14'2" x 9'0"

Double glazed window to the side, part glazed door to the side and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit.

### FIRST FLOOR LANDING

Window to the side and doors to:

### BEDROOM ONE

15'9" x 11'10"

Double glazed windows to the front.

### BEDROOM TWO

12'0" x 9'10"

Double glazed window to the side.

### BEDROOM THREE

14'1" x 9'1"

Double glazed window to the rear.

### SHOWER ROOM

Double glazed window to the side, tiled floor, tiled walls and suite comprising close coupled w.c, wash hand basin and shower enclosure.

### CELLAR

### REAR GARDEN

Garden to rear.

### COUNCIL TAX

Wolverhampton City Council - Tax Band B

### PARKING

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



## SERVICES

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

## TENURE Freehold

The property is freehold.

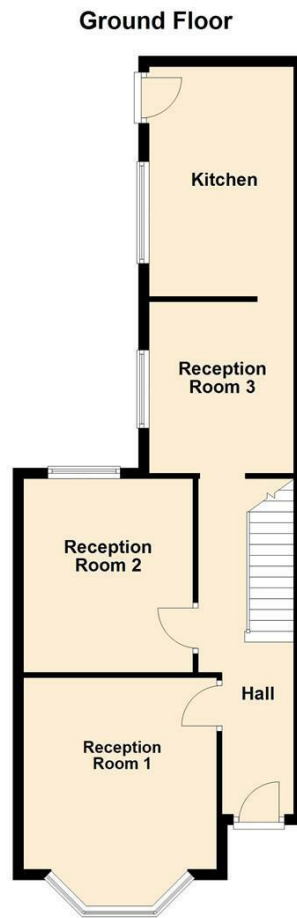
## BROADBAND

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(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	



Sanders, Wright & Freeman - Sales  
13 Waterloo Road  
Wolverhampton  
West Midlands  
WV1 4DJ

01902 575555  
enquiries@swfestateagents.co.uk  
www.swfestateagents.co.uk

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