



## 87 WAKELEY HILL

WOLVERHAMPTON, WV4 5RA

ASKING PRICE £295,000  
FREEHOLD

Extended semi-detached home in highly sought after location, a short walk from nearby Penn Common and convenient for St Bartholomew's Primary School, Penn Golf Club and local shops. Available with NO ONWARD CHAIN the impressive family accommodation includes a reception hall, sitting room, extended lounge, dining kitchen, large utility, ground floor w.c., 3 spacious bedrooms and wet room. A driveway and garage provide off road parking and to the rear is a generous lawned garden.





# 87 WAKELEY HILL

• EXTENDED FAMILY HOME • NO  
CHAIN • DINING KITCHEN • LARGE  
UTILITY • GROUND FLOOR W.C. • GENEROUS  
REAR GARDEN • NEAR TO PENN  
COMMON • THREE SPACIOUS  
BEDROOMS • GARAGE • DRIVEWAY



## APPROACH

Driveway providing off road parking, adjacent lawned front garden.

## RECEPTION HALL

Radiator, staircase to 1st floor landing.

## SITTING ROOM

14'9" x 10'10"

Double glazed window to the front, radiator, feature fireplace.

## EXTENDED LIVING ROOM

18'1" x 9'10"

Double glazed sliding patio door to the rear, radiator.

## DINING KITCHEN

19'4" x 8'0"

Double-glazed window to the rear, tiled floor, range of contemporary wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in electric oven, four ring hob, fitted breakfast bar and a doorway to the utility.

## UTILITY

22'4" x 8'5" max, 5'5" min

Double glazed window and door to the rear, tiled floor, radiator, fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. Doors to the garage, w.c. and rear garden.

## GROUND FLOOR W.C.

Part tiled walls, wash hand basin and low level w.c.

## FIRST FLOOR LANDING

Double glazed window to the side.

## BEDROOM ONE

13'1" x 9'10"

Double glazed window to the rear, radiator

## BEDROOM TWO

12'7" x 10'0"

Double glazed window to the front, radiator.

## BEDROOM THREE

9'3" x 7'4"

Double glazed window to the front, radiator.

## WET ROOM

Double glazed obscure window to the rear, towel rail, tiled walls, wash hand basin, low level w.c. and shower area.

## GARAGE

15'1" x 9'2"

Up and over door to the front, doorway to the utility.

## GARDEN

To the rear of the property is a paved patio with generous lawned garden beyond.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## SERVICES

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

## TENURE Freehold

The property is freehold.

## BROADBAND

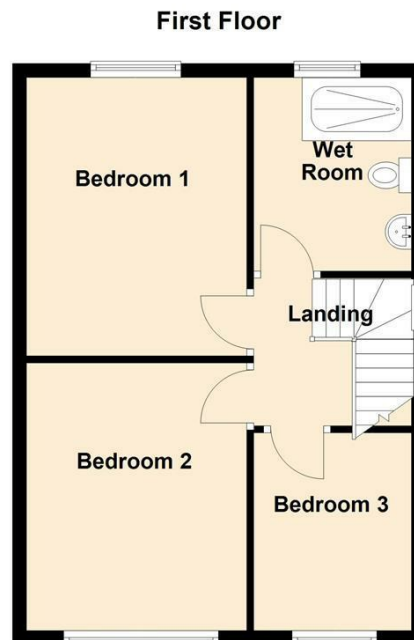
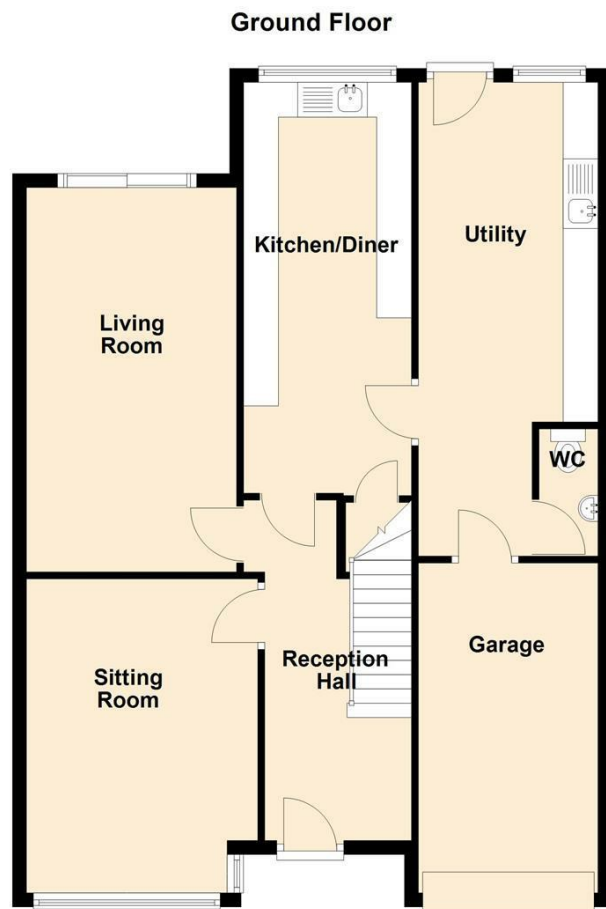
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

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

## 87 WAKELEY HILL





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555  
 13 Waterloo Road enquiries@swfestateagents.co.uk  
 Wolverhampton www.swfestateagents.co.uk  
 West Midlands  
 WV1 4DJ

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