



## 15 MANOR ROAD WOLVERHAMPTON, WV10 6DT

OFFERS IN THE REGION OF £215,000  
**FREEHOLD**

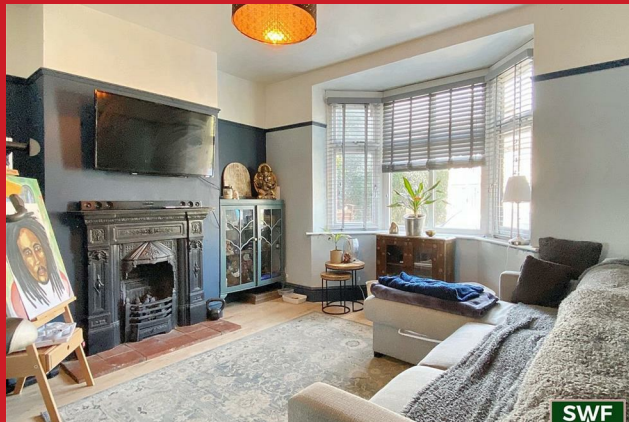
Well presented three bedroom terraced home situated in an extremely popular cul-de-sac close to a range of local amenities including well regarded schools, shops, access to public transport whilst also being in close proximity to both the I54 & M54 Motorway Network. The property has been thoughtfully improved by the current owner and features spacious accommodation throughout comprising entrance porch, hallway, separate living & dining rooms, kitchen, three bedrooms, family bathroom, private rear garden and a driveway to the front providing off road parking. The property also benefits from being triple glazed throughout.





# 15 MANOR ROAD

- Extremely Popular Location • Refurbished By Current Owner • Separate Living & Sitting Rooms • Close Proximity To A Range Of Local Amenities • Triple Glazed Throughout • Driveway Providing Off Road Parking • Cul-De-Sac • Internal Inspection Highly Recommended



## APPROACH

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

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Radiator, built in cloaks cupboard, staircase to the first floor landing and doors to the living room, sitting room and kitchen.

## SITTING ROOM

12'1" x 11'0"

Triple glazed bay window to the front, radiator and feature fireplace with inset gas fire.

## LIVING ROOM

13'2" x 11'9"

Triple glazed double doors to the rear, radiator and feature electric fireplace.

## KITCHEN

19'8" x 8'0" max

Triple glazed windows to the side and rear, radiator, useful under stairs cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink with mixer tap, built in electric oven with 4 ring hob above and space for various household appliances including plumbing for both a dishwasher and washing machine. A part glazed door provides access to the rear garden.

## FIRST FLOOR LANDING

Loft access hatch with drop down ladders and doors to:

## BEDROOM ONE

13'1" x 12'1"

Triple glazed window to the front and radiator.

## BEDROOM TWO

11'9" x 11'1"

Triple glazed window to the rear and radiator.

## BEDROOM THREE

Triple glazed window to the front and radiator.

## FAMILY BATHROOM

Triple glazed obscure window to the rear and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and paneled bath with shower above.

## REAR GARDEN

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

## TENURE Freehold

The property is freehold.

## SERVICES

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

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## BROADBAND

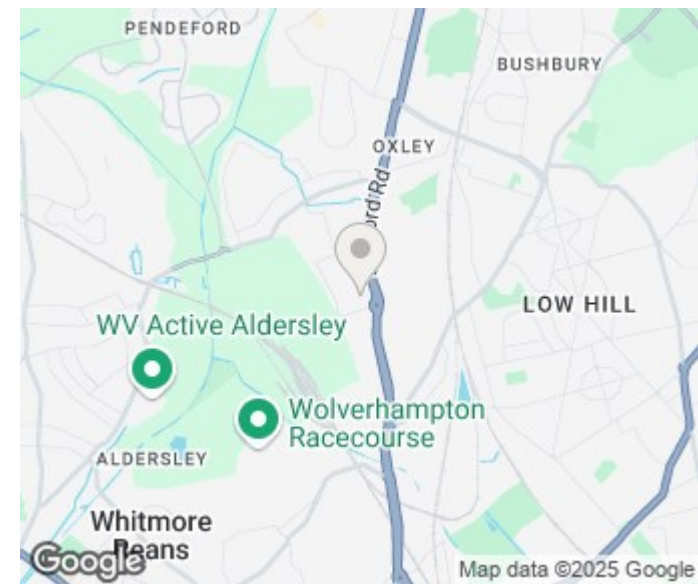
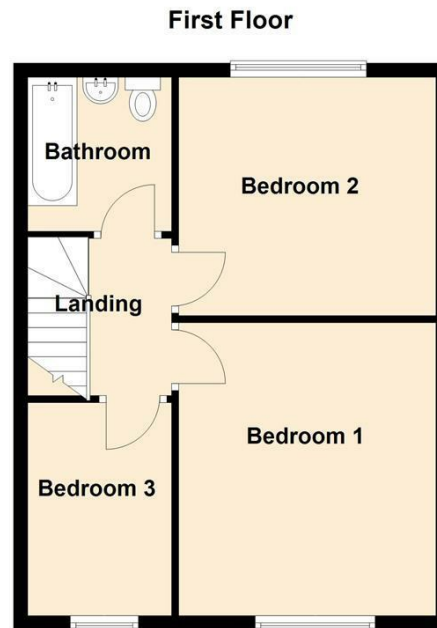
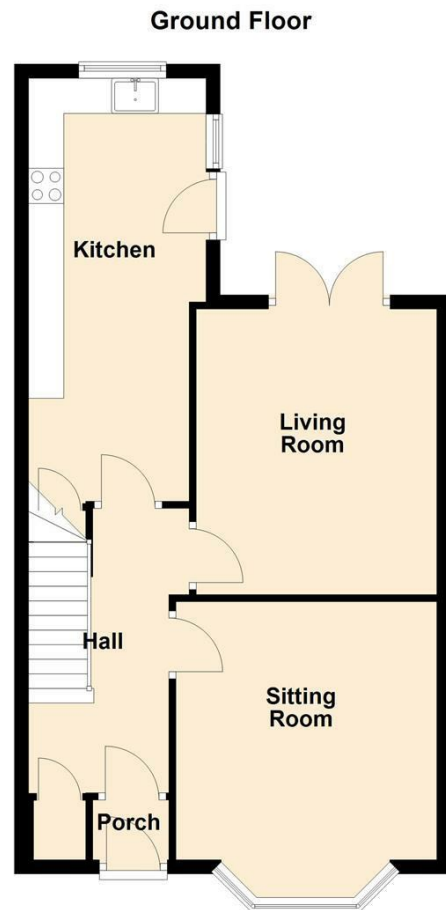
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

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

## 15 MANOR ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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