



## 12 REANSWAY SQUARE

WOLVERHAMPTON, WV6 0EX

OFFERS IN THE REGION OF £175,000  
FREEHOLD

NO CHAIN - Two bedroom semi-detached home situated in a secluded position at the head of a popular cul-de-sac. Corner plot with ample scope for future extension subject to relevant planning permissions, the property comprises shared access driveway providing off road parking, entrance hall, kitchen, living room, two bedrooms, bathroom and a garage to the side with a private rear garden. Ideal for first time buyers or buy to let investors.





## 12 REANSWAY SQUARE

- NO CHAIN • SECLUDED CORNER PLOT • CLOSE TO WOLVERHAMPTON CITY CENTRE • TWO BEDROOMS • GARAGE • OFF ROAD PARKING



### APPROACH

The property is approached via a shared access driveway providing off road parking for several vehicles.

### ENTRANCE HALL

Radiator, door to the kitchen and an opening to the living room.

### KITCHEN

8'3" x 7'8"

Double glazed window to the front, tiled floor, part tiled walls and fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, plumbing for a washing machine and space for a fridge freezer.

### LIVING ROOM

12'6" x 11'10"

Double glazed double doors to the rear, radiator and staircase to the first floor landing.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the front and radiator.

### BATHROOM

Double glazed obscure window to the front, radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

### GARAGE

22'4" x 8'7"

Up and over door to the front, door to the rear garden.

### COUNCIL TAX

Wolverhampton City Council - Tax Band A

### SERVICES

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

### 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

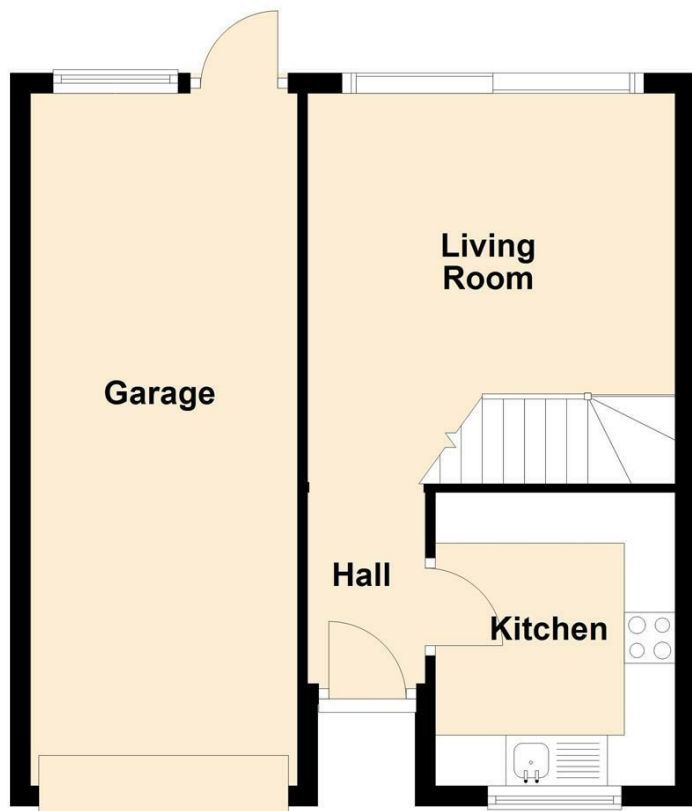
### TENURE Freehold

The property is freehold.

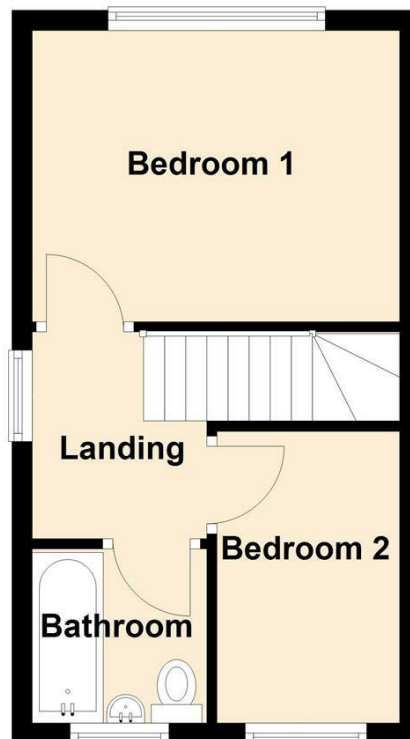
## 12 REANSWAY SQUARE



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(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	



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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