



74 CHURCH ROAD WOLVERHAMPTON, WV3 7ER

OFFERS IN THE REGION OF £475,000
FREEHOLD

Substantial 3 bedroom semi-detached home and a self contained flat with potential for rental or business opportunities, situated in an extremely popular location close to a range of amenities including schools, shops and access to public transport. Standing on a large plot, the property offers a rare and unique opportunity with versatile grounds and accommodation featuring entrance porch, separate living and dining rooms, kitchen, utility, ground floor shower room, three double bedrooms, family bathroom with separate shower room. A one bedroom flat 74a adjoining the back of the main property with private access and address with kitchen, bathroom, bedroom and a living room. To the rear of the property is a large garden with further land beyond offering a unique prospect.



74 CHURCH ROAD

- Unique Semi-Detached Home • Extremely Popular Location • Close To Schools, Shops, Bantock Park And Further Amenities • Substantial Accommodation Throughout With Annex • Large Plot With Extensive Grounds • Separate Living & Dining Rooms • Extremely Well Presented Throughout • Driveway Providing Extensive Off Road Parking



APPROACH

The property is approached via a block paved driveway providing off road parking for multiple vehicles. Double gates open to the side providing further parking space with access to the rear of the property.

DINING ROOM

Double glazed window to the front, radiator, feature fireplace, door to a staircase to first floor landing and an opening to the living room.

LIVING ROOM

Double glazed window to the rear, radiator, part glazed door to the side, feature fireplace and door to the kitchen.

KITCHEN

Double glazed window to the side, ceiling down lighters, part tiled walls and a contemporary range of 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 an integrated microwave and space for various appliances including a cooking range, fridge freezer and plumbing for a dishwasher. A door provides access to the utility room.

UTILITY

Double glazed window to the side, radiator, part tiled walls, ceiling down lighters, and fitted counter top work surfaces with space below for a washing machine and dryer. There is a built in storage cupboard and doors to the ground floor shower room, annex and to the rear garden.

GROUND FLOOR SHOWER ROOM

Corner shower enclosure, wash hand basin and close coupled w.c.

FIRST FLOOR LANDING

Radiator, staircase to the second floor landing and doors to:

BEDROOM ONE

Two double glazed windows to the front, radiator and built in storage cupboard.

BEDROOM TWO

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the rear, towel rail, tiled floor, part tiled walls, ceiling down lighters and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and a freestanding double ended bath.

SHOWER ROOM

Radiator, tiled floor, tiled walls and shower enclosure.

SECOND FLOOR LANDING

Door to bedroom three and useful under eaves storage.

ANNEX

ANNEX KITCHEN

Double glazed window to the side, radiator and fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for a cooker, plumbing for a washing

machine and dishwasher and a part glazed door to the rear garden.

ANNEX LIVING ROOM

Double glazed window to the rear, radiator and door to the rear.

ANNEX BEDROOM

Double glazed window to the side and radiator.

ANNEX BATHROOM

Radiator, built in storage cupboard, tiled floor, part tiled walls and suite comprising close coupled w.c, wash hand basin with splash back tiling and panelled bath with electric shower above.

REAR GARDEN

To the rear of the property is a substantial garden mainly paved with double gates providing access to a further piece of versatile land.

TENURE Freehold

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

SERVICES

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

BROADBAND

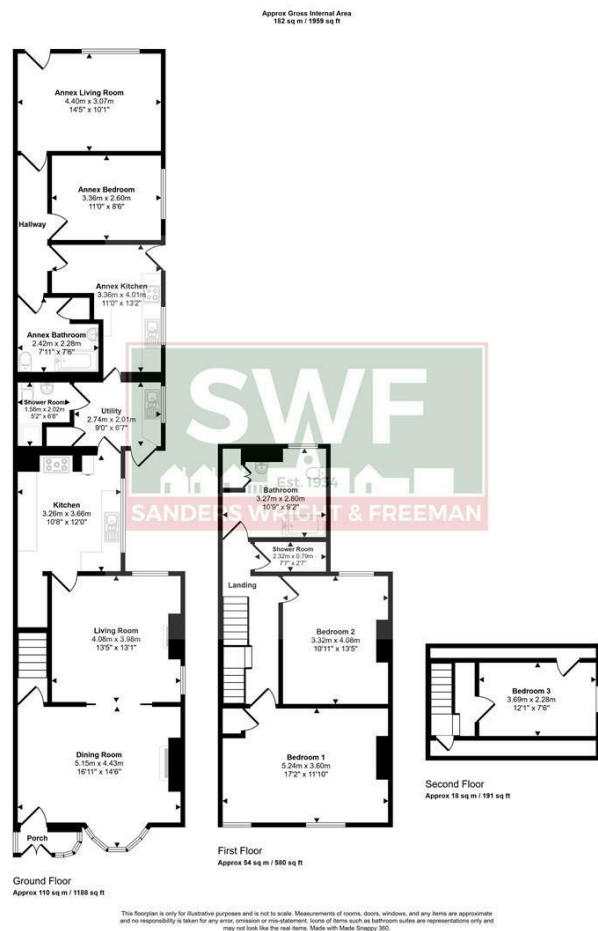
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

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

74 CHURCH ROAD





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