



83A SWAN BANK
WOLVERHAMPTON, WV4 5PZ

OFFERS IN THE REGION OF £250,000
FREEHOLD

Three bedroom detached home in a much sought after location within walking distance of local shops and nearby Penn Common, as well as being convenient for highly regarded St. Bartholomew's Primary School. Available with NO ONWARD CHAIN the property comprises entrance hall, living room, dining room, kitchen, three bedrooms and bathroom. A driveway and garage provide off road parking for several vehicles, and to the rear is a lawned garden backing onto allotments.



83A SWAN BANK

- NO CHAIN • DETACHED HOUSE • NEAR TO PENN COMMON • THREE BEDROOMS • DRIVEWAY FOR SEVERAL VEHICLES • GARAGE

APPROACH

The property is approached via a driveway providing off road parking for several vehicles which continues to the side of the house where there is access to the garage and rear garden.

ENTRANCE HALL

Radiator, staircase to the first floor landing

LIVING ROOM

16'3" x 10'9"

Double-glazed window to the front. radiator, doorway to the dining room.

DINING ROOM

9'11" x 7'10"

Double-glazed window to the rear, radiator, store cupboard, doorway to the kitchen.

KITCHEN

8'4" x 7'10"

Double-glazed window to the rear, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Doorway to the rear garden.

FIRST FLOOR LANDING

Double-glazed obscure window to the side.

REAR GARDEN

To the rear of the property is a paved patio area with lawned gardens beyond. There is a gate to the driveway and a doorway to the garage.

BEDROOM ONE

11'0" x 9'11"

Double-glazed window to the front, radiator.

BEDROOM TWO

10'2" x 9'11"

Double-glazed window to the rear, radiator.

BEDROOM THREE

8'1" x 6'0"

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, suite comprising low-level w.c, pedestal wash hand basin and panelled bath.

GARAGE

16'0" x 8'2"

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

COUNCIL TAX

Wolverhampton City Council - Tax Band C

TENURE Freehold

The property is freehold.

SERVICES

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

BROADBAND

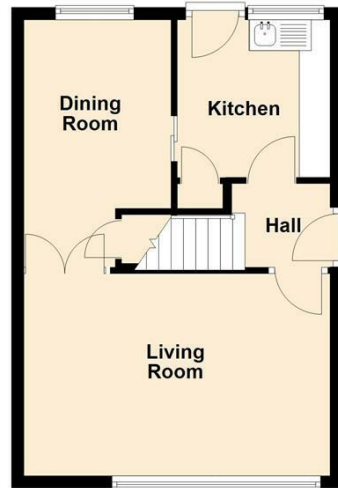
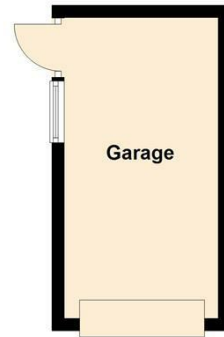
Ofcom checker shows Standard / Ultrafast are available
Ofcom provides an overview of what is available.
Potential purchasers should contact their preferred supplier to confirm availability and speed



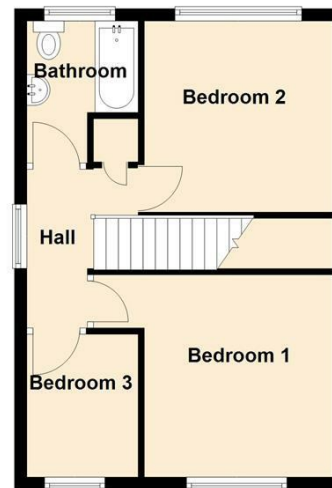
83A SWAN BANK



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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