



21 LINTON ROAD WOLVERHAMPTON, WV4 4DS

OFFERS IN THE REGION OF £250,000
FREEHOLD

NO CHAIN - Traditional three bedroom semi-detached home situated in an established and much sought after location within easy reach of a full range of amenities including primary and secondary schools, shops, public transport and Windsor recreational fields. Whilst the property would benefit from a scheme of modernisation there is spacious accommodation throughout comprising entrance hall, separate living & sitting rooms, kitchen, ground floor w.c, three double bedrooms, shower room and a garage with a driveway to the front providing off road parking. Enclosed garden to the rear.



21 LINTON ROAD

- No Onward Chain • Sought After
- Location • Close Proximity To A Range Of Amenities • Excellent Links To Wolverhampton City Centre • Three Double Bedrooms • Enclosed Rear Garden • Driveway Providing Off Road Parking • Ground Floor W.C



APPROACH

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

ENTRANCE HALL

Radiator, staircase to the first floor landing, built in storage cupboard and doors to the sitting room, living room, kitchen and ground floor w.c.

LIVING ROOM

Double glazed bay window to the front and radiator.

SITTING ROOM

Double glazed window to the rear, radiator and feature fireplace.

KITCHEN

Double glazed window to the rear, radiator, tiled walls and a 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 a built in electric oven with 4 ring gas hob above, integrated fridge and washing machine and a part glazed door to the garage.

GROUND FLOOR W.C.

Low level w.c.

FIRST FLOOR LANDING

Double glazed obscure window to the front, built in airing cupboard, loft access hatch and doors to:

BEDROOM ONE

Double glazed window to the rear, two built in wardrobes and radiator.

BEDROOM TWO

Double glazed window to the front, radiator and built in wardrobes with sliding mirror doors.

BEDROOM THREE

Double glazed window to the rear and radiator.

SHOWER ROOM

Double glazed obscure window to the side, radiator, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and corner shower.

REAR GARDEN

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

GARAGE

Roller shutter door to the front, door to the rear, power points and lighting.

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.

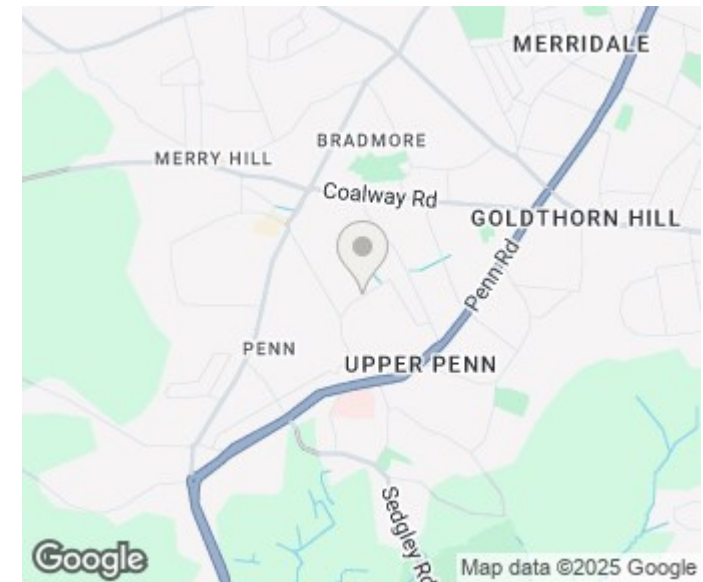
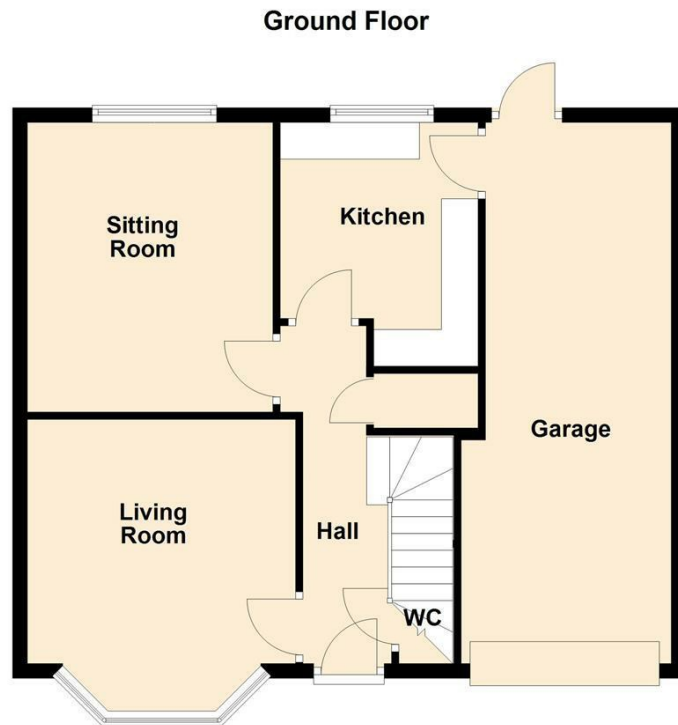
BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

21 LINTON 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	



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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