



**10 HAMBLE ROAD**  
**WOLVERHAMPTON, WV4 4PN**

**OFFERS IN THE REGION OF £185,000**  
**FREEHOLD**

**NO CHAIN** - Three bedroom end terrace home situated in an extremely popular location close to a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property makes an ideal prospect for First Time Buyers and features spacious accommodation throughout comprising entrance porch, hallway, living/dining room, kitchen, ground floor w.c, useful store, three bedrooms and a family bathroom. There is an enclosed garden to the rear and a driveway providing off road parking to the front.





## 10 HAMBLE ROAD

- No Onward Chain • Ideal For First Time Buyers • Sought After Location Convenient For A Range Of Amenities • Close To A Number Of Well Regarded Schools • Driveway Providing Off Road Parking • Enclosed Garden To The Rear • Three Bedrooms • Through Living/Dining Room



### APPROACH

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

### ENTRANCE PORCH

Double glazed to the front and side, door to the hallway.

### HALLWAY

Radiator, tiled floor, under stairs cupboard. useful fitted storage cupboards, staircase to the first floor landing and a door to the living/dining room.

### THROUGH LIVING/DINING ROOM

21'7" max x 11'4" max

Triple glazed windows to the front and rear, two radiators and a door to the kitchen.

### KITCHEN

12'4" x 8'1"

Triple glazed window, radiator, tiled walls, ceiling down lighters and fitted counter top work surfaces with drawer and base units below incorporating a sink and drainer unit with mixer tap. There is space for various

household appliances including plumbing for a washing machine. A door provides access to the rear lobby.

### LOBBY

Doors to the ground floor w.c and store.

### GROUND FLOOR W.C

Low level w.c.

### UTILITY STORE

8'2" x 7'5"

Double doors to the rear garden, tiled floor, power points, lighting and space for further household appliances.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

11'3" x 11'1"

Triple glazed window to the front and radiator.

## BEDROOM TWO

11'4" into wardrobe x 10'1"

Triple glazed window to the rear, radiator and fitted wardrobes.

## BEDROOM THREE

9'9" x 6'9"

Triple glazed window to the front and radiator.

## BATHROOM

Double glazed obscure window to the rear, tiled walls, ceiling down lighters, towel rail and suite comprising close coupled w.c, corner wash hand basin, panelled bath and walk in shower area.

## REAR GARDEN

To the rear of the property is a pleasant enclosed low maintenance garden with a paved patio area and artificial turf beyond.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

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

## TENURE Freehold

The property is freehold.

## BROADBAND

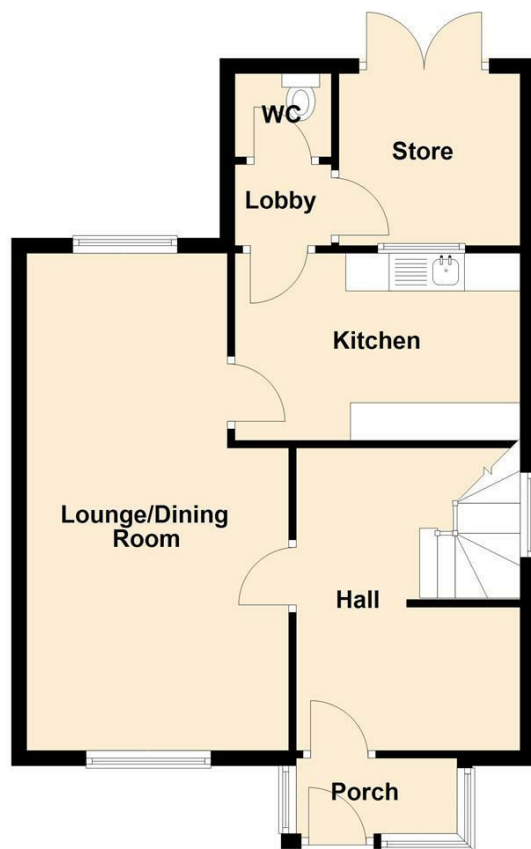
Ofcom checker shows Standard / Superfast / Ultrafast are available

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

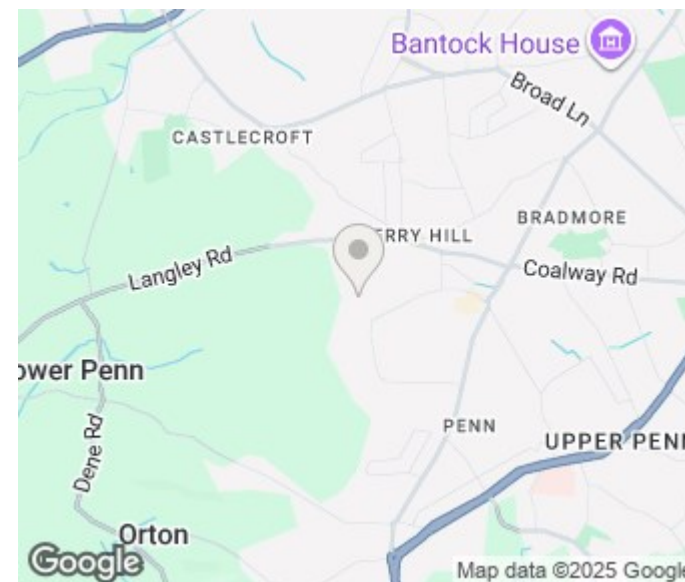
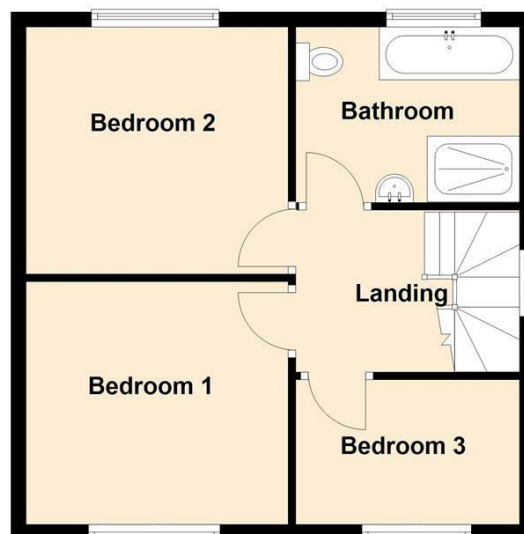
## 10 HAMBLE ROAD



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>		
(69-80) <b>C</b>		
(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