



131 PARK STREET SOUTH WOLVERHAMPTON, WV2 3JF

OFFERS IN THE REGION OF £230,000
FREEHOLD

NO CHAIN - Substantial Villa Style property situated in an extremely popular location off Goldthorn Hill convenient for a range of amenities including schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property offers exceptionally spacious accommodation throughout, ideal for families, featuring entrance hall, separate living and sitting rooms, breakfast room, kitchen, ground floor w.c & store, three double bedrooms, family bathroom and a pleasant enclosed garden to the rear. Viewing comes highly recommended to appreciate the extent of accommodation on offer.



131 PARK STREET SOUTH

- Available With No Onward Chain • Large Period Home With Character Features • Extensive & Spacious Accommodation Throughout • Ideal For Families • Popular Location Convenient For A Range Of Amenities • Close To A Number Of Well Regarded Schools • Enclosed Garden To The Rear • Three Double Bedrooms



APPROACH

The property is approached via a paved courtyard.

ENTRANCE HALL

Minton style tiled flooring, radiator, staircase to the first floor landing and doors to the living room, sitting room and lobby.

LIVING ROOM

Double glazed bay window to the front, radiator and feature fireplace.

SITTING ROOM

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

REAR LOBBY

Radiator, door to the breakfast room and door to the rear garden.

BREAKFAST ROOM

Double glazed window to the side, useful under stairs cupboard, radiator and door to the kitchen.

KITCHEN

Double glazed window to the side, tiled floor, part 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 oven with 4 ring gas hob above and space for a fridge freezer. A door provides access to a useful store and the ground floor w.c.

GARDENERS W.C

Low level w.c

FIRST FLOOR LANDING

Loft access hatch and doors to:

BEDROOM ONE

Two double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM THREE

Double glazed window to the rear and radiator.

FAMILY BATHROOM

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

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond bordered by a number of mature shrubs.

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 /

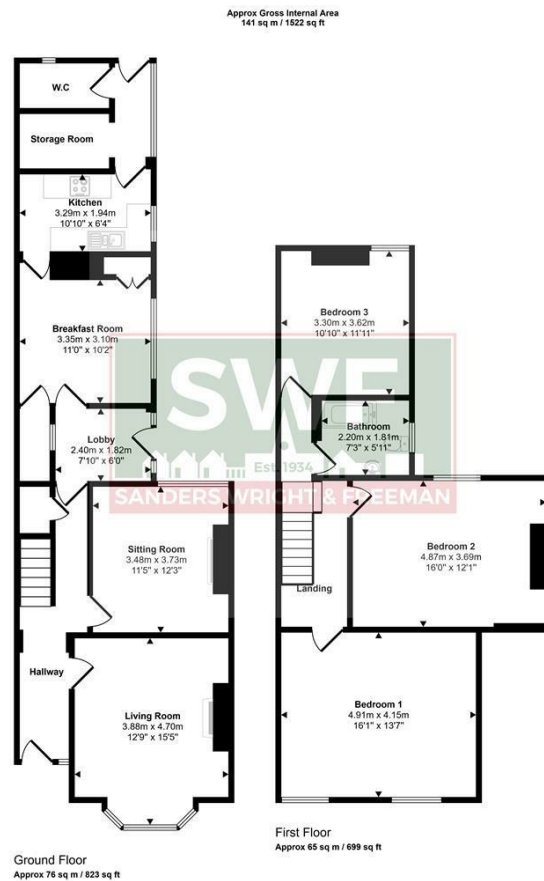
Ultrafast are available

Ofcom provides an overview of what is available.

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

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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