



31 HAYWAIN CLOSE
WOLVERHAMPTON, WV9 5QQ

OFFERS IN THE REGION OF £200,000
FREEHOLD



31 HAYWAIN CLOSE

• NO CHAIN • THREE BEDROOMS • REQUIRES
GENERAL UPDATING • LIVING ROOM • DINING
KITCHEN • DRIVEWAY • CAR
PORT • CONVENIENT LOCATION FOR M54 / I54
ACCESS



APPROACH

The property is approached via a driveway providing off road parking and access to a gated car port.

ENTRANCE PORCH

HALLWAY

Radiator, staircase to the 1st floor landing.

LIVING ROOM

14'3" x 11'3" max, 10'1" min

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

DINING KITCHEN

14'6" x 9'8"

Two double-glazed windows to the rear, radiator, under stairs cupboard and doorway to the car port.

FIRST FLOOR LANDING

Double-glazed obscure window to the side, loft access hatch.

BEDROOM ONE

12'0" x 8'3"

Double-glazed window to the front, radiator, built in wardrobe.

BEDROOM TWO

9'5" x 7'10"

Double-glazed window to the rear, radiator.

BEDROOM THREE

9'1" x 5'11"

Double-glazed window to the front, radiator.

SHOWER ROOM

Double-glazed obscure window to the rear, towel rail, low-level w.c, wash hand basin with vanity cupboard beneath, corner shower enclosure.

REAR GARDEN

To the rear of the property is an enclosed garden with patio and lawn areas. Doorway to rear of the car port.

CAR PORT

Double gates to the front, doorway to the rear garden.

TENURE Freehold

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

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

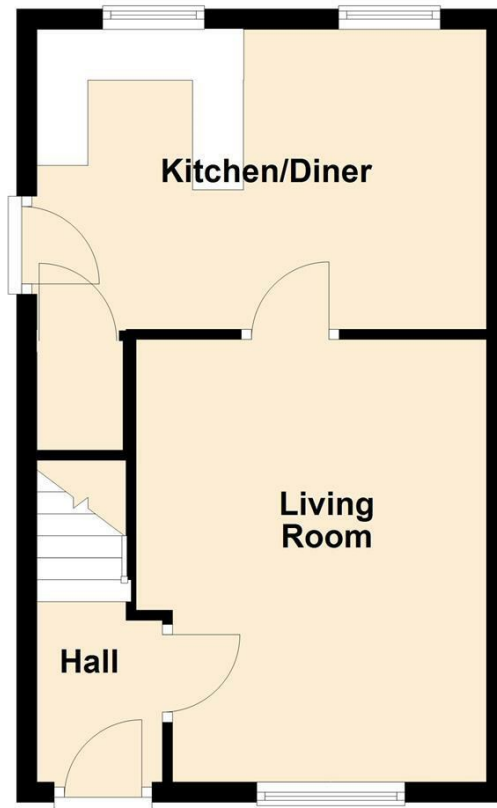
OTHER INFORMATION

This property is subject to Probate and the sale is reliant upon the grant of probate.

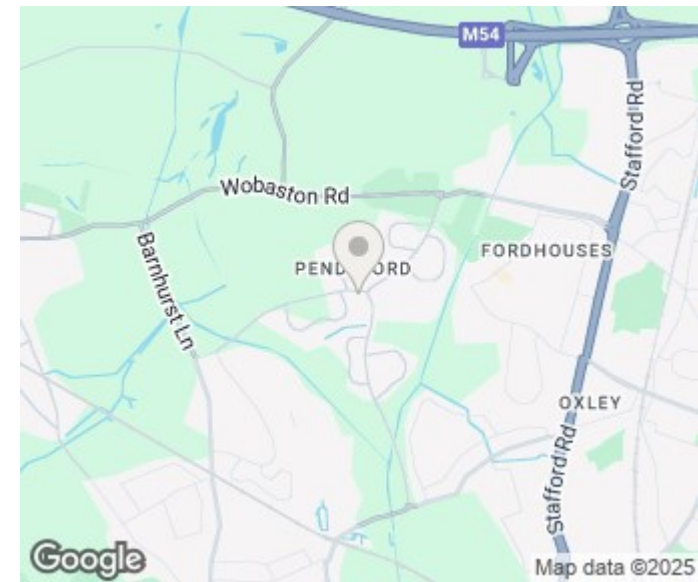
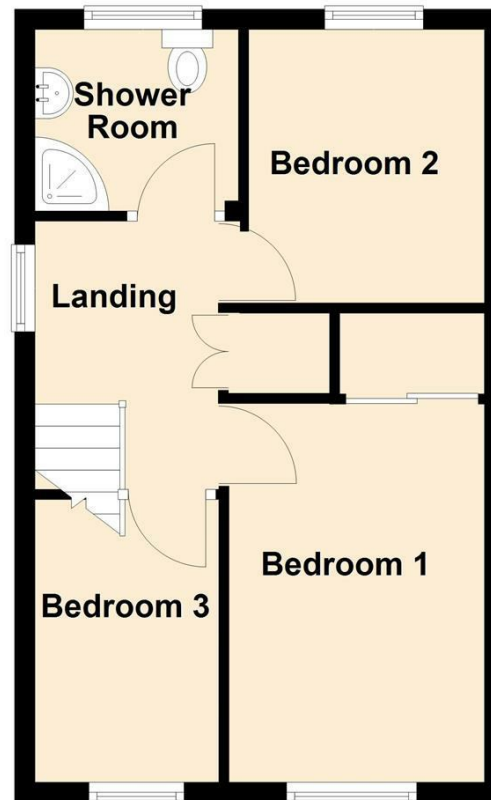
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Ground Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	81
	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