



**25 NINE ELMS LANE
WOLVERHAMPTON, WV10 9AH**

**OFFERS IN THE REGION OF £125,000
FREEHOLD**

Two bedroom mid-terrace property requiring refurbishment throughout. The property comprises two reception rooms, kitchen, two double bedrooms, bathroom and garden to the rear.



25 NINE ELMS LANE

- NO CHAIN • Two Bedroom Terraced Home
- Requires Refurbishment • Two Reception Rooms • Two Double Bedrooms
- Rear Garden • Popular Location Close To Wolverhampton City Centre
- Investment Opportunity



SUMMARY

NO CHAIN - Two bedroom mid-terraced property situated in a popular location close to Wolverhampton City Centre. The property requires a scheme of refurbishment throughout and comprises two reception rooms, kitchen, two double bedrooms, bathroom and garden to the rear.

LIVING ROOM

12'4" x 11'11"

Double glazed window to the front and radiator.

SITTING ROOM

11'11" x 11'9"

Double glazed window to the rear and radiator. Door to the kitchen and first floor landing.

KITCHEN

16'2" x 6'0"

Two double glazed windows to the side, radiator, part tiled walls and a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. There is a door to the rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'0" x 12'0"

Double glazed window to the front and radiator.

BEDROOM TWO

12'0" x 8'10"

Double glazed window to the rear and radiator.

BATHROOM

Double glazed window to the rear and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

REAR GARDEN

COUNCIL TAX

Wolverhampton City Council - Tax Band A

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

TENURE Freehold

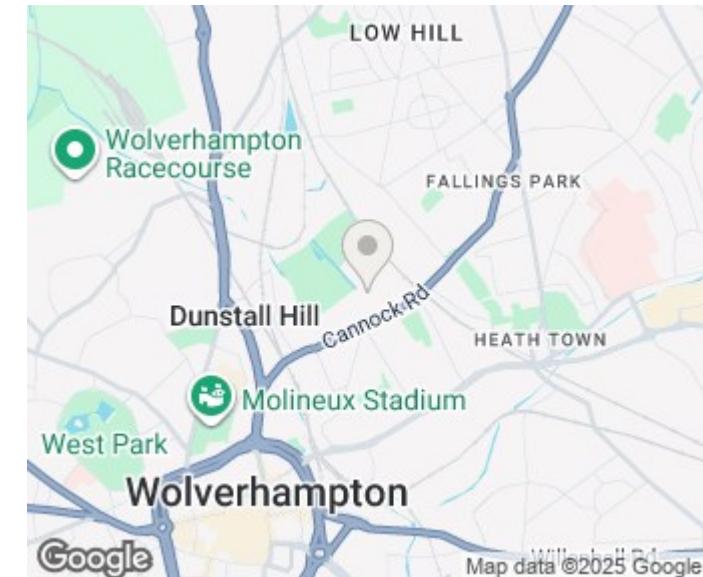
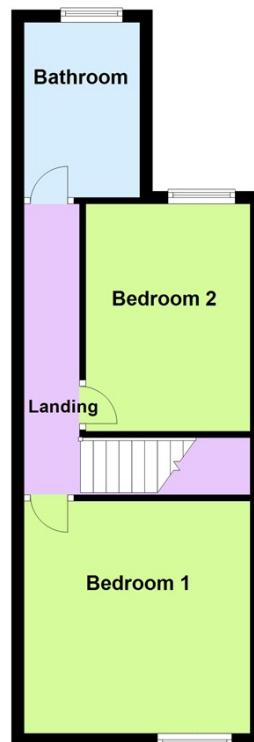
The property is freehold.

SERVICES

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

25 NINE ELMS LANE



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		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