



188 WATERLOO ROAD
WOLVERHAMPTON, WV1 4QZ

OFFERS IN THE REGION OF £190,000
FREEHOLD

NO CHAIN - Large three bedroom semi-detached home ideally located for city centre and University access with regular bus service nearby.
 Requiring a scheme of general updating the impressive accommodation comprises through reception hall, two generous living rooms, breakfast kitchen, three bedrooms and shower room, with work shop and gardens to the rear.
 Unsuitable for Buy To Let Mortgage due to current EPC = G



188 WATERLOO ROAD

- NO CHAIN • THREE DOUBLE BEDROOMS • TWO RECEPTION ROOMS • DINING KITCHEN • CONVENIENT FOR CITY CENTRE AND UNIVERSITY • WORKSHOP AND GARDEN TO REAR • REGULAR BUS SERVICE NEARBY



ENTRANCE PORCH

RECEPTION HALL

Staircase to the first floor landing, doorway to the rear garden.

RECEPTION ONE

12'5" x 12'5"

Double-glazed bay window to the front.

RECEPTION TWO

13'10" x 11'0"

Double-glazed double doors to rear.

BREAKFAST KITCHEN

11'10" x 10'11"

Double-glazed obscure window to the side, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit.

FIRST FLOOR LANDING

BEDROOM ONE

17'2" x 12'5"

Two double-glazed windows to the front.

BEDROOM TWO

13'11" x 11'2"

Double-glazed window to the rear.

BEDROOM THREE

10'11" x 10'2"

Double-glazed window to the rear.

SHOWER ROOM

Double-glazed obscure window to the side, low-level w.c, pedestal wash hand basin, shower enclosure.

REAR GARDEN

TENURE

The property is unregistered. Whilst the property is assumed freehold, any interested party should confirm the tenure and title of the property through their legal representative.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

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

PARKING

The agent understands that there is no allocated parking for the property.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	
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