

for sale

offers over **£180,000** Freehold



**Olde Hall Road Featherstone Wolverhampton WV10
7BB**

Popular TWO BEDROOM property in a popular residential area, offers comfortable living with great access to local amenities, schools and transport links. **VIEWINGS HIGHLY RECOMMENDED TO APPRECIATE SIZE AND LAYOUT. CALL NOW ON 01902 633 323.**



Property Details

Hall 17' 8" x 5' 5" (5.38m x 1.65m)

White door with arched frosted glass panel, letting in some natural light while maintaining privacy. Light grey carpet running through the hall and up the stair case, fitted with recessed spotlights, adding a modern touch and even lighting.

Living Room 13' 1" x 8' 8" (3.99m x 2.64m)

Featuring a modern cream- coloured fireplace with pebble effect electric fire, positioned against the wall as a focal point. Light grey carpet giving the room cosy feel. Double glazed window fitted with vertical blinds, letting in natural light while maintaining privacy. Giving a light, airy, and easy to personalise this is the perfect living room.

Wc 4' 4" x 6' 2" (1.32m x 1.88m)

Spacious wc with low flush toilet, white ceramic tiles that continue up part of the walls, giving a bright and hygienic look. Small white sink basin with chrome taps and recessed spotlights on the ceiling, adding a modern touch.

Kitchen 7' 2" x 14' 6" (2.18m x 4.42m)

White gloss-style units with sleek handles, dark laminate work tops what contrast nicely with the white cabinets and tiled floor. Built-in oven with a hob above, complemented by a stainless-steel extractor fan, integrated sink with drainer. Large white ceramic tiles, practical for a kitchen and enhancing the bright, open feel. Large patio-style glass doors at the back of the room, opening directly into the garden, which allows plenty of natural light and creates an indoor-outdoor flow.

Landing 10' 7" x 6' 7" (3.23m x 2.01m)

Bedroom One 10' 7" x 6' 7" (3.23m x 2.01m)

A simple fresh finished bedroom ready to be furnished. Soft grey carpet adding warmth and comfort, perfect size for a double bedroom.

Bedroom Two 14' 2" x 7' 5" (4.32m x 2.26m)

featuring grey carpet, double glazed window with vertical blinds, allowing natural light to brighten the room. Modern simple bedroom ready to be furnished.

Bathroom 6' 8" x 6' 8" (2.03m x 2.03m)

Standard fitted bathtub, pedestal sink, standard white toilet and tiled inn white for a clean and fresh look. Frosted glass window for privacy while allowing light into a room, simple ceiling spotlights for practical illumination. Overall this is a bright, neutral bathroom with all the essentials, ready to be personalised with accessories for a more homely feel.





To view this property please contact Paul Dubberley on

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**14 New Road
WILLENHALL WV13 2BG**

Property Ref: PWI104184 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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