



201 Hordern Road, Whitmore Reans

A Well Presented & Deceptive Three Bedroom Detached House Adjacent To The Grounds Of Evergreen Academy. An Excellent Opportunity For Buyers Requiring A Property To Restyle To Own Requirements!

201 Hordern Road, Whitmore Reans, Wolverhampton, WV6 0HA
Asking Price: £235,000

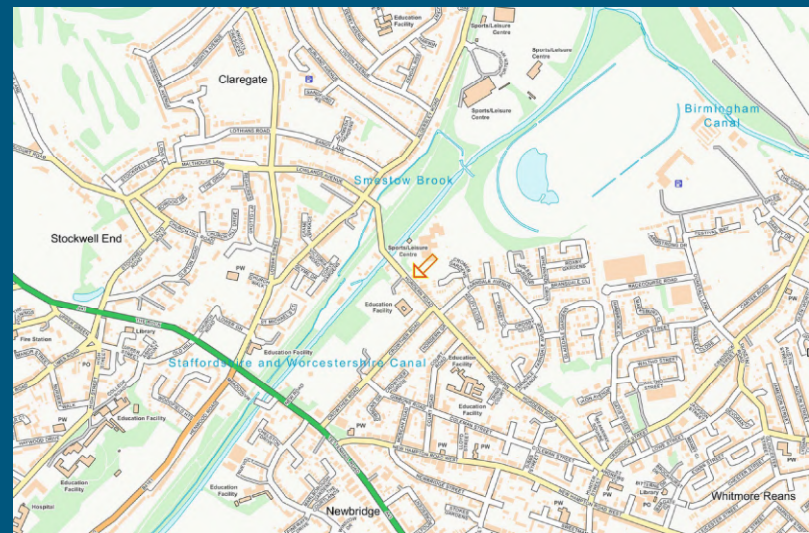
Tenure: Freehold
Council Tax: Band C - Wolverhampton
EPC Rating: C (69) No: 9534-3921-2400-0756-1292
Total Floor Area: 1001sq.ft. (93.0sq.m.) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in a popular residential area and having a rear outlook over woodland, Smestow brook and Staffordshire & Worcestershire Canal, Hordern Road is convenient for the facilities in Tettenhall, Aldersley & Newbridge, this deceptive detached modern house offers a deceptive and versatile layout, utilising the maximum space with internal inspection a must to appreciate this excellent example of its type.

Well maintained over the years, the accommodation at approx. 1001sq. ft, is ideal for purchasers requiring a property to restyle to own requirements with tremendous potential to extend (Subject to Planning Permission). Having the benefit of gas central heating and double glazing, the accommodation includes entrance hall with fitted cloakroom, front living room, separate dining room and kitchen with laminate units & storage/ utility cupboard. The ground floor also includes a useful utility and large stores room which could be easily converted into a multitude of purposes i.e. home office, playroom etc. From the dining room, a staircase leads to the first floor where there are three bedrooms and white bathroom. At the front of the house is a driveway providing ample off road parking with side gates leading to a further rear driveway with detached garage. The rear garden is enclosed and fully stocked providing a most private setting.

Convenient for the majority of amenities including shops, schools in both sectors and a number of bus routes, the city centre is also less than 1.5 miles away.

Hordern Road is undoubtedly a superb opportunity for First Time Buyers and is also offered with no upward chain. The accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed front door and laminate effect flooring.

Fitted Cloakroom: Fitted with a white suite comprising low level WC, vanity unit, tiled flooring and double glazed opaque window to front.

Living Room: 15'7" (4.75m max) x 15'1" (4.60m max)

Two radiators, wall light points and double glazed bow window to front.

Dining Room: 13'11" (4.25m) x 8ft (2.45m)

Radiator, laminate style flooring, staircase to first floor and double glazed patio doors to rear.

Kitchen: 9'6" (2.90m) x 6'11" (2.10m)

Fitted with a matching suite of units comprising stainless steel 1½ drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, wall mounted gas fired central heating boiler, gas point & recess for cooker, recess for fridge, plumbing for washing machine, part tiled walls, built in storage/ utility cupboard, laminate style flooring, composite door to side and double glazed window to rear.

Utility: 14'1" (4.30m) x 5'9" (1.75m)

Built in cupboard, stainless steel single drainer sink unit, vinyl flooring and PVC double glazed door to rear. Internal access to **Stores Room:** 10'2" (3.10m) x 5'9" (1.75m) Shelving, spotlights and vinyl flooring.

First Floor Landing: Built in airing cupboard, loft hatch and double glazed opaque window to side.

Bedroom One: 15'7" (4.75m) x 9'10" (3.00m)

Radiator, wall light points and double glazed windows to rear.

Bedroom Two: 10'4" (3.15m) x 8'6" (2.60m)

Radiator and double glazed window to front.

Bedroom Three: 10'4" (3.15m) x 6'11" (2.10m)

Radiator and double glazed window to front.

Bathroom: 6'1" (1.85m) x 5'7" (1.70m)

Fitted with a white suite comprising panelled bath with electric shower & side screen, pedestal wash hand basin, low level WC, radiator, tiled walls & flooring, extractor fan and double glazed opaque window to side.

Rear Garden: An enclosed garden enjoying an east facing aspect with double side gates leading from the driveway to the rear, with further parking, lawn, a variety of shrubs & trees, garden shed, surrounding fencing & hedging.

Detached Garage: 19'8" (6.00m) x 9'10" (3.00m)

Side opening garage doors, power, lighting and door to rear garden.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







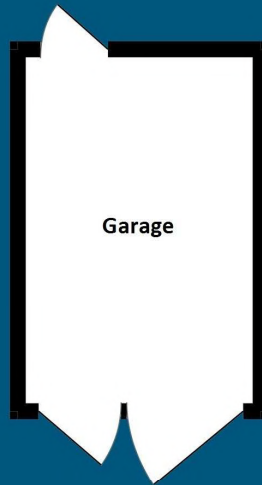




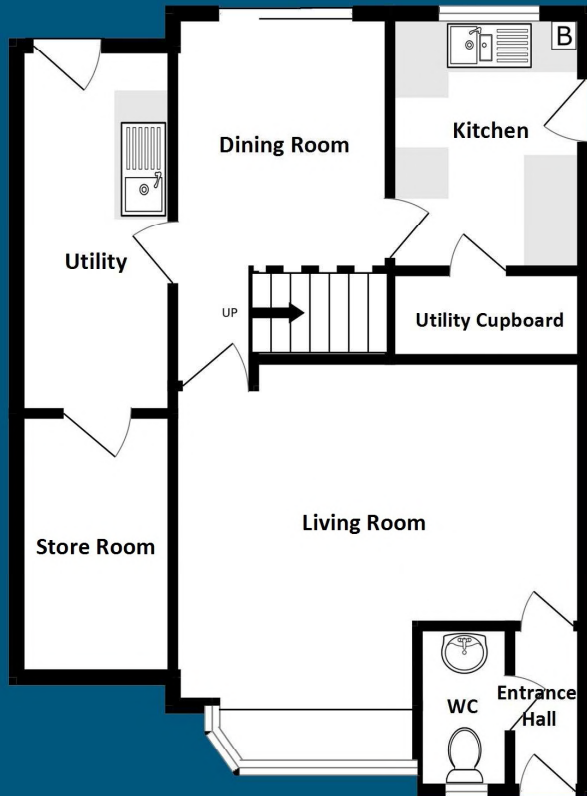




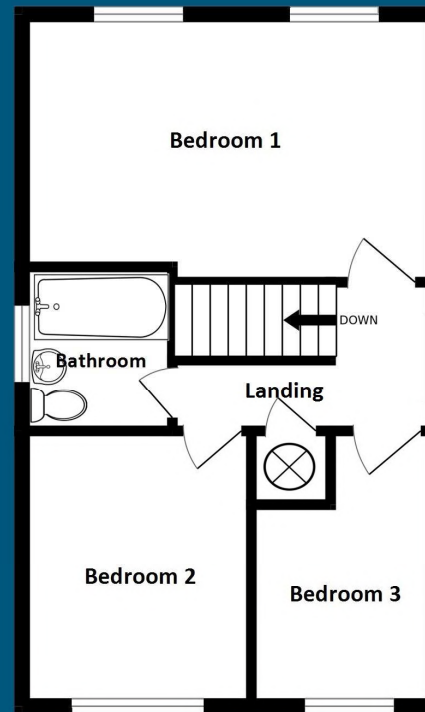
Total Floor Area:
1001sq.ft. (93.0sq.m.)
Approx.



Ground Floor
Approx.: 592sq.ft. (55.0sq.m.)



First Floor
Approx.: 409sq.ft. (38.0sq.m.)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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