



**36, Church Road
Bradmore, Wolverhampton, Staffordshire WV3 7ER**

Offers in the region of £175,000

AN ATTRACTIVE & EXTREMELY WELL MAINTAINED TRADITIONAL MID TERRACE HOME FILLED WITH CHARACTER AND CHARM - NO UPWARD CHAIN

This endearing accommodation briefly comprises a dining room, living room, kitchen, two double bedrooms and a contemporary bathroom. The property benefits from gas-fired central heating, double glazing throughout, a good size rear garden and a new boiler installed in 2023.

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LOCATION

The property is pleasantly located in Bradmore, a popular suburb of Wolverhampton, to the South West of the City and convenient for an extensive range of amenities including; shops, well-regarded schools and public transport services all within short walking distance.

The beautifully maintained Bantock Park is just a 5 minute walk from this popular area, along with the shops and amenities in Merry Hill, Castlecroft and Finchfield.

FRONT



The property has an attractive and well maintained traditional frontage, with a low-level brick boundary wall, gravel and footpath leading to the front entrance door.

DINING ROOM

11'3" x 11'1" (3.45 x 3.40)



Having an obscure double glazed front entrance door, cast iron feature fireplace, radiator, laminate flooring, window to the front and door leading into the living room.



LIVING ROOM

12'2" max x 11'2" (3.73 max x 3.41)



Having carpeted flooring, radiator, window to the rear, under stairs storage cupboard, stairs to the first floor and door leading into the kitchen.

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KITCHEN

13'1" x 6'11" (3.99 x 2.11)



Having matching wall and base units with glazed display cabinets, roll top work surfaces, part tiled walls, radiator, window and obscure double glazed door to the side.

With space and plumbing for freestanding appliances.

LANDING

12'4" x 2'7" (3.76 x 0.81)

Having radiator and doors to the two bedrooms and family bathroom.

BEDROOM ONE

10'11" x 11'0" (3.33 x 3.37)



Having carpeted flooring, radiator and window to the front.



BEDROOM TWO

12'3" x 8'3" (3.75 x 2.52)



A second double bedroom having carpeted flooring, radiator, storage cupboard and window to the rear.

FAMILY BATHROOM

13'1" x 6'9" (3.99 x 2.06)



A contemporary family bathroom having a panelled bath with shower over, pedestal wash hand basin, close coupled WC, storage cupboard housing the boiler, radiator, laminate flooring and an obscure window to the rear.

CELLAR

There is a cellar to the property which has been blocked but could easily be re-opened and converted if desired.

REAR



To the rear is a good size enclosed garden having patio area, lawn, gravel borders, mature planting and gated access from the side.

There is also the addition of an outhouse building, with power, providing useful storage space, and an outside WC.



VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

POSSESSION

Vacant possession will be given on completion.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

SERVICES

We are informed by the vendor that all mains services are connected.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide

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to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

FREE MARKET APPRAISAL

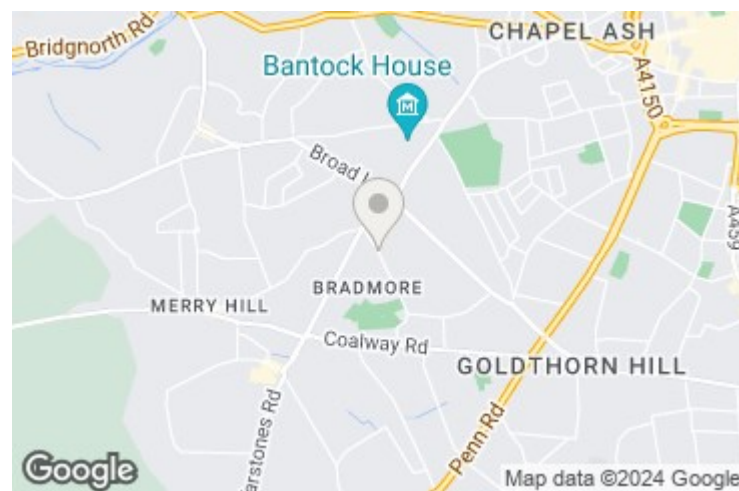
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

COUNCIL TAX BAND - B

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FLOOR PLANS

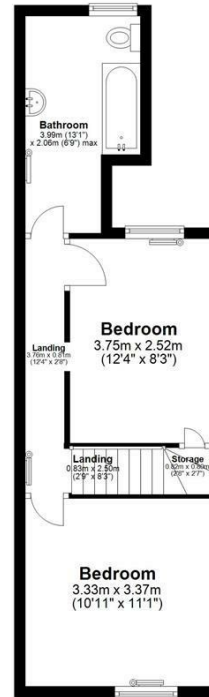
Where shown, the plan is for illustration purposes only and is not to scale.



Ground Floor
Approx. 39.3 sq. metres (423.5 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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