



**28 Wychall Drive
Wolverhampton, WV10 8UU**

Offers in the region of £270,000

28 Wychall Drive is an extremely well presented 3 bedroom semi detached property positioned in a quiet cul-de-sac location offering easy access to the M54 and M6 motorways along with the local schools, shops, public houses, restaurants and the Nuffield Health Centre, making this an ideal family home.

The property has an attractive frontage with a concrete print driveway providing off road parking for up to 3 vehicles and a gate to the side providing access to the rear of the property. To the ground floor is an impressive 24ft living room with dining area, a 15ft stylish fitted kitchen/diner and a conservatory.

To the first floor is a family bathroom and three bedrooms with an en-suite off bedroom one. The property also boasts a charming garden to the rear, integral garage and has double glazing and gas central heating throughout.

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FRONT



ENTRANCE

Having laminate flooring with doors into the living room and the garage.

LIVING ROOM

13'0" x 12'11" (3.97 x 3.94)



A spacious and light filled room having plain coving to the ceiling, two radiators, laminate flooring, electric fireplace with marble affect surround and bay window to the front. With doors to the staircase leading to the first floor, the kitchen/diner and sliding doors into the conservatory.



KITCHEN / DINER

18'4" x (5.60 x)



A stylish and modern fitted kitchen with ample space for a table. Having an array of wall, base and drawer units providing

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plenty of useful storage, quartz worktops, 1.5 upstand, radiator, laminate flooring and a Cookmaster range oven with 5 gas hob, grill, two electric ovens and extractor hood over. The kitchen benefits from integrated appliances including washing machine, dishwasher and fridge and has a sky window, window to the rear and door leading into the conservatory.



BATHROOM



Having lino flooring, chrome heated towel rail, fully tiled walls and obscure window to the rear. With a P shaped bath with rainfall showerhead over, vanity unit with recessed wc and hand washbasin set within.

BEDROOM 1

9'11" x 9'2" (3.03 x 2.81)



LANDING

Having carpeted flooring, doors leading to the three bedrooms and the family bathroom and loft hatch providing access to the space above which is part boarded and has ladders.



Having laminate flooring, plain coving to the ceiling, radiator, fitted wardrobes with glass sliding door and window to the rear. With door into the en-suite.

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BEDROOM 2

11'4" x 9'11" (3.47 x 3.03)



EN-SUITE



Having lino flooring, fully tiled walls, wash basin, wc, corner shower enclosure and obscure window to the rear.

A really spacious room having carpeted flooring, radiator, window to the front and an array of fitted furniture including full width wardrobes and dressing table.



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BEDROOM 3

8'5" x 8'3" (2.58 x 2.52)



Having carpeted flooring, window to the front, radiator and fitted wardrobe.

CONSERVATORY

9'3" x 7'0" (2.84 x 2.14)



A delightful addition to this family home, having laminate flooring, lighting and electricity points. With French doors opening onto the rear patio.

GARAGE

13'5" x 7'6" (4.09 x 2.30)

Having an up and over door, shelving, electricity points and lighting.

REAR



To the rear is a delightful garden with a paved patio, shaped lawn, borders stocked with plants, shrubs and evergreens, external water source and garden stores.



BROADBAND

Ofcom checker shows that Standard / Superfast / Ultrafast are available.

MOBILE

Ofcom checker shows that all four main providers have variable coverage indoors and good coverage outdoors.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide 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.

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.

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.

FLOOR PLANS

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

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.

POSSESSION

Vacant possession will be given on completion.

SERVICES

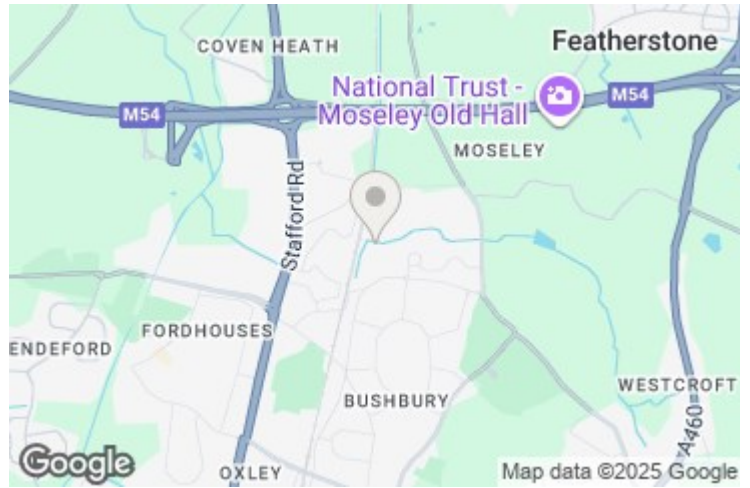
We are informed by the vendor that all mains services are connected.

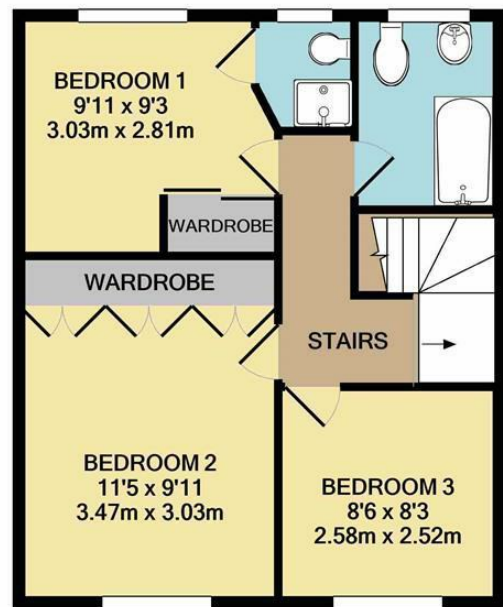
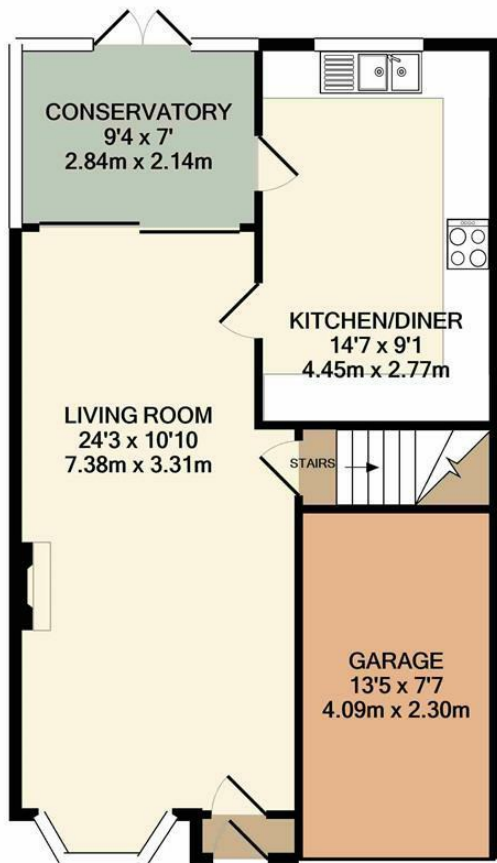
TENURE

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.

VIEWING

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





TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	