83B SWAN BANK

WOLVERHAMPTON, WV4 5PZ

ASKING PRICE £270,000

FREEHOLD

NO CHAIN - Three bedroom detached home in a much sought after location within walking distance of local shops and nearby Penn Common, as well as being convenient for highly regarded St. Bartholomew's Primary School. The property features spacious accommodation throughout comprising entrance hall, living room, dining room, kitchen, three bedrooms and bathroom. A driveway and garage provide off road parking for several vehicles, and to the rear is a split level lawned garden backing onto allotments.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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• NO CHAIN • THREE BEDROOM DETACHED HOME • EXTREMELY POPULAR PENN LOCATION • DRIVEWAY PROVIDING OFF ROAD PARKING • PLEASANT REAR GARDEN • GARAGE • EPC = C • DINING KITCHEN

ENTRANCE HALL
Doors to the living room and dining kitchen and staircase to the first floor landing.

LIVING ROOM
16'2" x 10'9"

DINING KITCHEN
16'2" x 9'10"

FIRST FLOOR LANDING

BEDROOM ONE
11'1" x 9'10"

BEDROOM TWO
9'10" x 10'2"

BEDROOM THREE
8'0" x 6'2"

BATHROOM
7'4" x 6'0"

GARAGE
16'4" x 8'2"

PROPERTY INFORMATION
Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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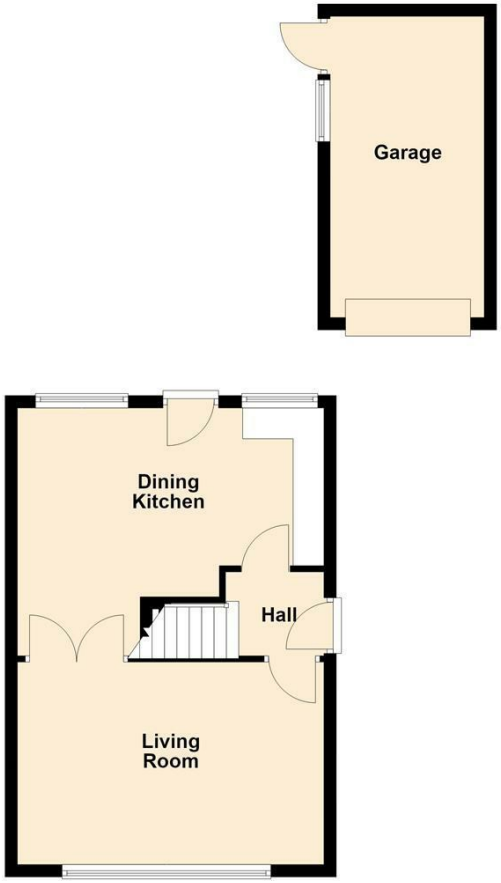
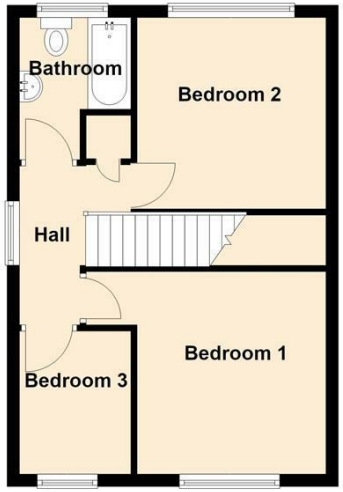
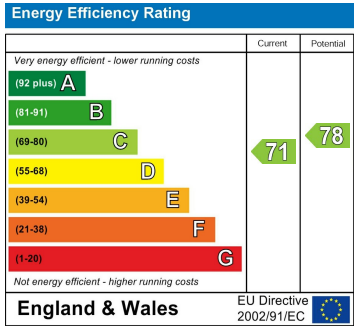
Ground Floor



First Floor





SWF Est. 1934 SANDERS WRIGHT & FREEMAN

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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