



**55 SOUTHFIELD ROAD, WEDNESFIELD**  
**WOLVERHAMPTON, WV11 3LW**

**OFFERS IN THE REGION OF £215,000**

NO CHAIN – A well-presented two-bedroom semi-detached home situated in a highly sought-after location, ideal for first-time buyers or buy-to-let investors. The property benefits from a generous driveway providing off-road parking for multiple vehicles. Internally, the accommodation comprises entrance hall, spacious living room, dining kitchen, two double bedrooms and modernised shower room. Conveniently located for to a range of excellent local amenities including shops, schools and public transport links, with easy access to the popular Bentley Bridge retail and leisure complex



# 55 SOUTHFIELD ROAD

- NO CHAIN • POPULAR LOCATION • DRIVEWAY FOR SEVERAL VEHICLES • PLEASANT REAR GARDEN • SPACIOUS LIVING ROOM • DINING KITCHEN • TWO BEDROOMS • MODERNISED SHOWER ROOM



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles, with an adjacent lawned foregarden. There is gated access to the rear garden.

## ENTRANCE HALL

Staircase to the first floor landing.

## LIVING ROOM

13'6" x 11'1"

Double-glazed windows to the front and side, radiator.

## DINING KITCHEN

14'4" max, 8'3" min x 8'11" max, 5'10" min

Double-glazed windows to the side and rear, radiator, range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. There is a built in oven and hob, plumbing for a washing machine and a doorway to the rear garden.

## FIRST FLOOR LANDING

Radiator, loft access hatch.

## BEDROOM ONE

14'4" x 11'1"

Double-glazed window to the front, radiator, built in wardrobe.

## BEDROOM TWO

11'5" max, 8'2" min x 9'3"

Double-glazed window to the rear, radiator,

## SHOWER ROOM

Double-glazed obscure window to the rear, pedestal wash hand basin, close-coupled w.c, shower enclosure.

## REAR GARDEN

To the rear of the property is a pleasant enclosed lawned garden with useful brick built shed. A gate provides access to the front driveway.

## 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 B

PROBATE - The agent understands that the sale is subject to grant of probate which at present is outstanding.

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>

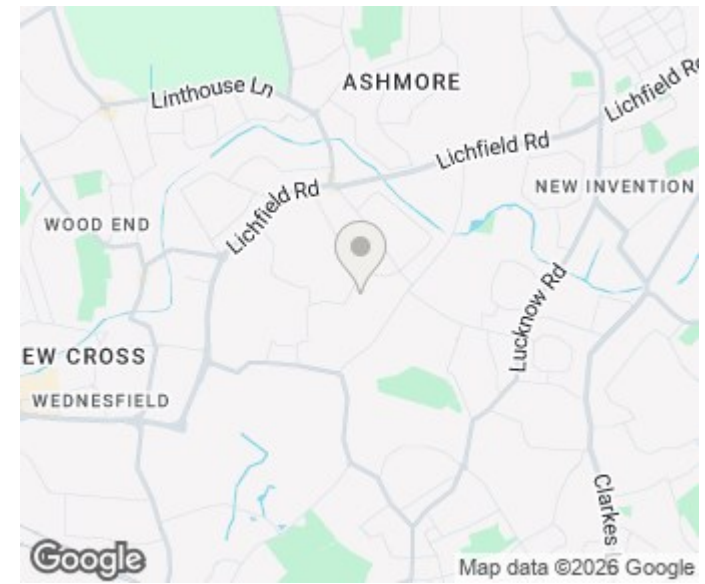
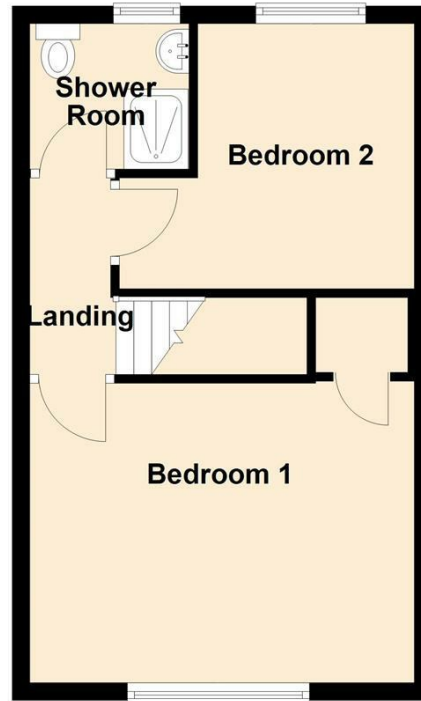
## 55 SOUTHFIELD ROAD



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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