



71 PARRY ROAD

WOLVERHAMPTON, WV11 2PS

ASKING PRICE £190,000
FREEHOLD

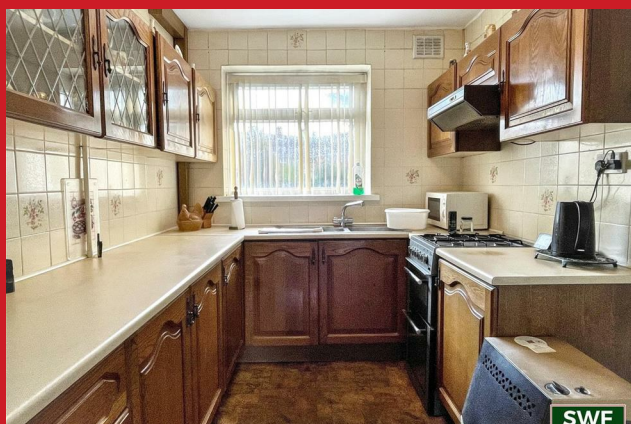
NO CHAIN - Two-bedroom semi-detached property, offering excellent potential ideal for first time buyers or investors. The property briefly comprises an entrance porch, hallway, spacious through living room, fitted kitchen and adjoining utility room. Upstairs are two well-sized bedrooms and a family bathroom. Outside, there is off-road parking, garage access and a pleasant and enclosed rear garden.

71 Parry Road is located on the popular Ashmore Park estate, the property is close to a range of local amenities including shops, pubs, doctors, dentists and schools. Excellent bus links provide easy access to Wednesfield and Bentley Bridge Retail Park.



71 PARRY ROAD

- Available With No Onward Chain • Ideal For First Time Buyers Or Investors • Extremely Popular Ashmore Park Location • Through Living Room • Off Road Parking • Garage • Enclosed Rear Garden • Huge Potential



APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Radiator, staircase to the first floor and doors to the living room and kitchen.

THROUGH LIVING ROOM

Window to the front, radiator, feature fireplace and sliding doors opening to the rear garden.

KITCHEN

Window to the rear, part tiled walls, fitted kitchen units and a part glazed door to the side lobby/utility.

SIDE LOBBY/UTILITY

Door to the rear, door to the garage.

FIRST FLOOR LANDING

Window to the side, loft access hatch and doors to:

BEDROOM ONE

Built in store cupboard, window to the front and radiator.

BEDROOM TWO

Window to the rear and radiator.

BATHROOM

Window to the rear, low level w.c, wash hand basin and panelled bath.

REAR GARDEN

Pleasant enclosed garden with a paved patio area and lawn beyond.

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 A

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.

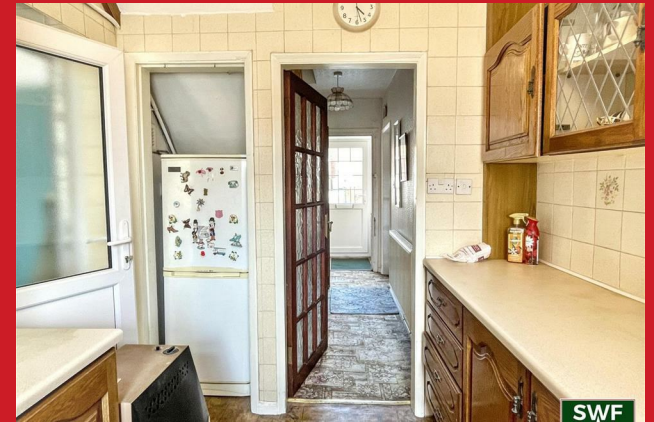
Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

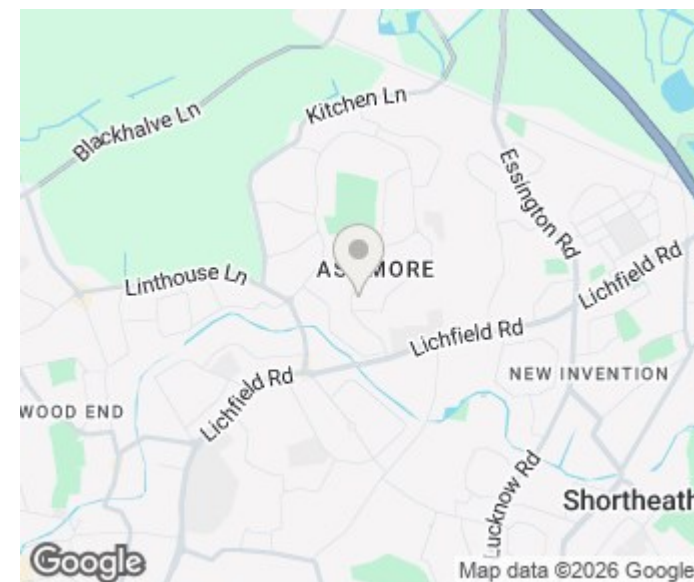
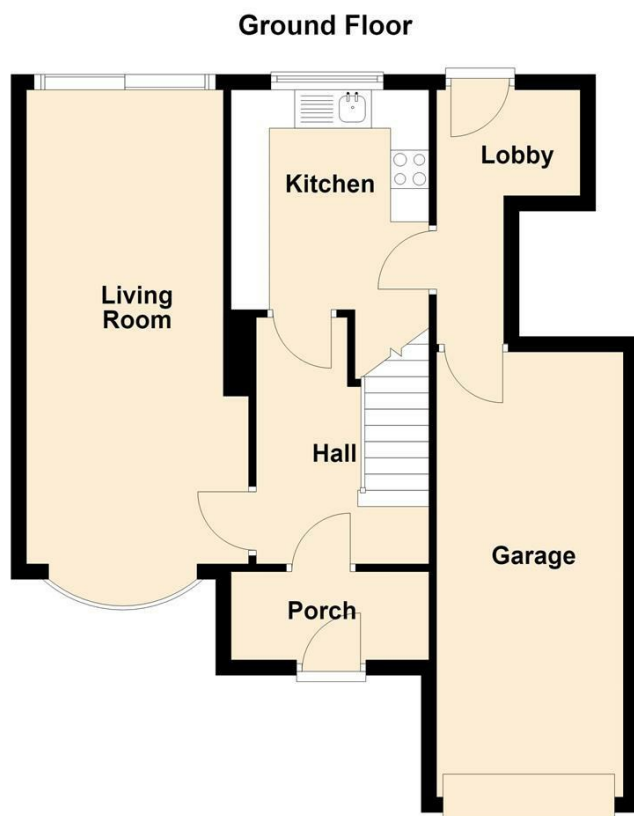
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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