



**22 HENWOOD ROAD**  
**WOLVERHAMPTON, WV6 8PG**

**OFFERS IN THE REGION OF £299,950**  
**FREEHOLD**

Detached family home with superb rear outlook situated just a short walk from the shops, restaurants, public transport and varied amenities of Compton. Set behind a driveway providing off road parking for several vehicles the spacious accommodation comprises entrance hall, living room, dining room, kitchen, utility, ground floor shower room, three bedrooms and family bathroom. There is a side garage and delightful mature rear garden with raised decking providing a picturesque rear outlook.





## 22 HENWOOD ROAD

- ATTRACTIVE REAR GARDEN • DRIVEWAY FOR SEVERAL VEHICLES • WALKING DISTANCE TO SHOPS • GROUND FLOOR SHOWER ROOM • FIRST FLOOR BATHROOM • UTILITY • THREE BEDROOMS • SIDE GARAGE



### APPROACH

The property is approached via a driveway providing off road parking for several vehicles. A gated side passage leads to the rear garden.

### ENTRANCE PORCH

### RECEPTION HALL

Radiator, staircase to the first floor landing.

### LIVING ROOM

13'10" x 12'3"

Double-glazed bow window to the front, radiator, access to the dining room.

### DINING ROOM

10'6" x 8'8"

Sliding patio door to the rear, radiator, doorway to the kitchen.

### KITCHEN

10'10" x 9'4"

Double-glazed window to the rear, part tiled walls, range of wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven and hob, extractor hood and a doorway to the side lobby/utility area.

### UTILITY / SIDE LOBBY

Fitted roll edge counter top work surface, radiator, store cupboards, plumbing for a washing machine, space for a dryer, doors to the garage, rear garden and shower room.

### SHOWER ROOM

Double-glazed obscure windows to the side and rear, radiator, tiled floor, sink with vanity unit, low-level w.c. and shower enclosure.

### FIRST FLOOR LANDING

Double-glazed obscure window to the side, loft access hatch.

### BEDROOM ONE

12'2" x 10'10"

Double-glazed window to the rear, radiator, fitted wardrobes.

### BEDROOM TWO

12'0" x 10'9"

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

### BEDROOM THREE

9'1" x 7'5"

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

### BATHROOM

Double-glazed obscure window to the rear, radiator, tiled walls, white suite comprising close-coupled w.c, pedestal wash hand basin, and paneled bath with electric shower above.

### SIDE GARAGE

16'9" x 8'1"

Up and over door to the front, doorway to the utility.

## REAR GARDEN

A particular feature of the property is the mature rear garden which offers picturesque rear outlook. There is a large covered decking area overlooking a mature lawned garden with tree and shrub borders.

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## COUNCIL TAX

Wolverhampton City Council - Tax Band D.

## BROADBAND

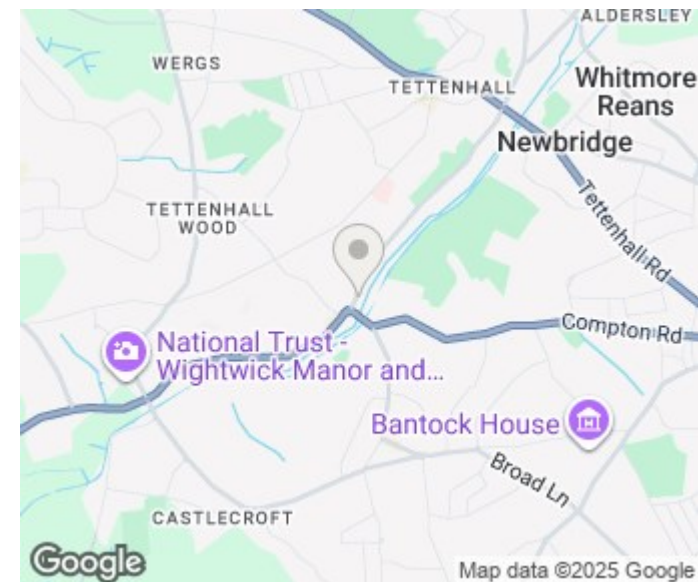
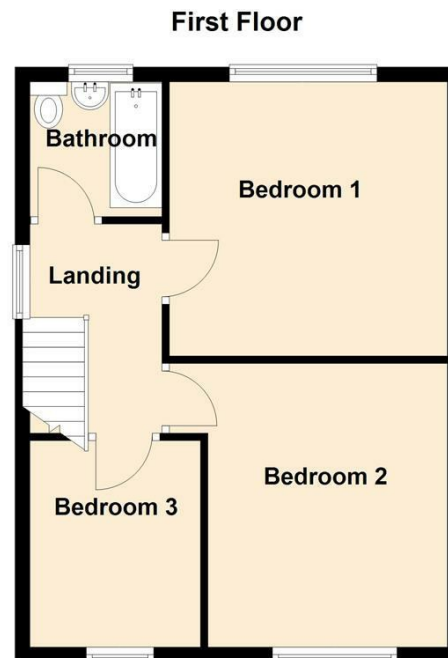
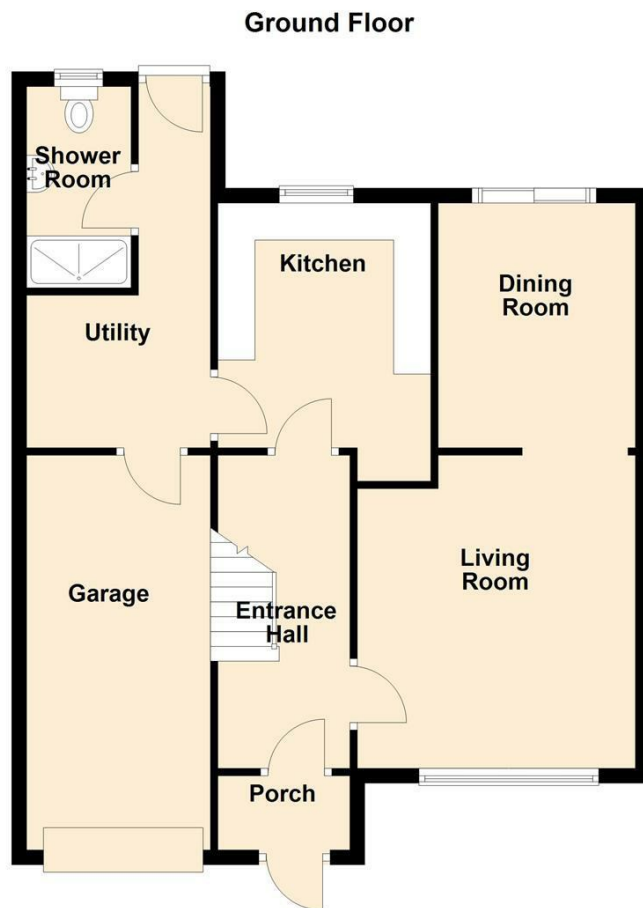
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 22 HENWOOD ROAD





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