

for sale

£230,000 Freehold



Cannock Road Wolverhampton WV10 0RF

A beautifully presented THREE-BEDROOM SEMI-DETACHED home offering generous and versatile living accommodation, ample driveway parking and a tiered rear garden with elevated entertaining terrace. Boasting two reception rooms, a modern kitchen and conservatory.

Cannock Road Wolverhampton WV10 0RF

Hall

Dining Room

9' 11" x 9' 3" (3.02m x 2.82m)

A large open-plan dining and living area having double-glazed bay window to front aspect, central heating radiator and ample space for dining furniture.

Living Room

12' 1" x 13' 3" (3.68m x 4.04m)

open-plan living and dining area having spotlight ceiling fittings, feature wall with insert fireplace, central heating radiator and sliding double doors to conservatory.

Kitchen

16' 9" x 5' 10" (5.11m x 1.78m)

Having a range of fitted wall and base units with work surfaces, integrated double oven, five ring gas hob with cooker hood over and tiled splashback, tiled flooring, double-glazed window to side aspect and access to downstairs bathroom and rear garden

Bathroom

4' 3" x 6' 3" (1.30m x 1.91m)

Modern family bathroom comprising a panelled bath with shower overhead, wash hand basin with vanity unit and low flush toilet.

Conservatory

8' 11" x 8' 3" (2.72m x 2.51m)

A well-sized additional living space giving views over rear garden.

Landing

Bedroom One

11' x 9' 11" (3.35m x 3.02m)

Generous double bedroom having double-glazed window to front aspect, central heating radiator and access to en-suite shower room.

En-Suite

7' 2" x 3' 10" (2.18m x 1.17m)

Comprising a shower enclosure, vanity unit with wash hand basin, low flush toilet and heated towel rail.

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

Generous double bedroom having double-glazed window to rear and central heating radiator.

Bedroom Three



10' 6" x 9' 3" (3.20m x 2.82m)

Having fitted wardrobes, central heating radiator and double-glaze windows to rear.

Rear Garden

Low-maintenance and tiered rear garden with stairs leading to elevated terrace area. Mainly laid to gravel.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.





Ground Floor

First Floor

Total floor area 100.5 m² (1,082 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104583 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI104583



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk