



67 BRUFORD ROAD
WOLVERHAMPTON, WV3 0AY

OFFERS IN THE REGION OF £110,000
FREEHOLD

INVESTMENT OPPORTUNITY - Three bedroom terrace home requiring a scheme of refurbishment, available with NO ONWARD CHAIN. Two reception rooms, kitchen, three bedrooms, first-floor bathroom.

Please note: Due to the current condition of the property, the availability of buy-to-let mortgage finance is likely to be very limited.



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- REQUIRES REFURBISHMENT • TWO RECEPTION ROOMS • THREE BEDROOMS • FIRST FLOOR BATHROOM • NO ONWARD CHAIN



RECEPTION ONE

11'6" x 11'4"

Double-glazed window to the front, radiator.

RECEPTION TWO

11'6" x 11'5"

Double-glazed window to the rear, radiator.

KITCHEN

16'8" x 6'8"

Two double-glazed windows to the side, stainless steel sink, doorway to the garden.

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 11'4"

Double-glazed window to the front, radiator.

BEDROOM TWO

8'8" x 6'0"

Double-glazed window to the rear, radiator.

BEDROOM THREE

9'6" x 6'8"

Double-glazed window to the rear, radiator.

BATHROOM

Panelled bath, pedestal wash hand basin, low-level w.c.

REAR GARDEN

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

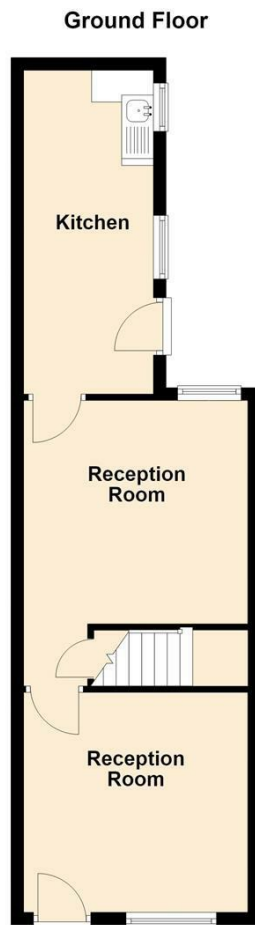
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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