

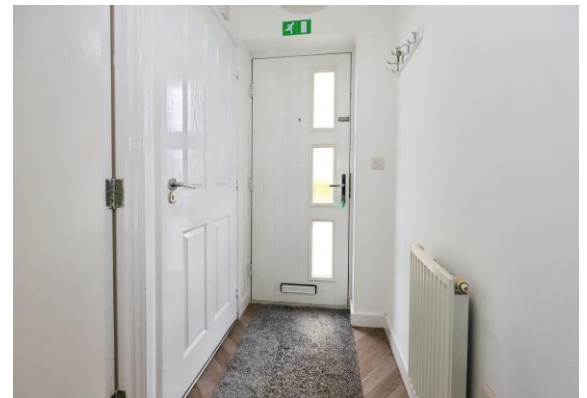
for sale

offers over **£260,000** Freehold



Baynton Drive Wolverhampton WV2 3AW

A beautifully presented three-bedroom semi-detached residence offered with no upward chain, boasting a spacious lounge, an impressive open-plan kitchen/dining area, and a private rear garden. Ideally positioned close to excellent transport links, local amenities and highly regarded schools.



Property Details

Entrance Hallway

Doors to ground floor WC and kitchen; Stairs to first floor

Kitchen 13' 8" x 11' 6" (4.17m x 3.51m)

Double glazed window to front aspect; Wall and base units; Integrated oven and hob; Space for appliances; Central heated radiator; Door to lounge

Ground Floor W.C

Toilet; Basin; Central heated radiator

Lounge 14' 8" x 11' 7" (4.47m x 3.53m)

Storage cupboard; Central heated radiator; Doors to rear garden

Landing

Doors to bedrooms and shower room; Access to loft

Bedroom One 14' 8" x 9' 11" (4.47m x 3.02m)

Double glazed windows to front aspect; Storage cupboard; Central heated radiator

Bedroom Two 9' 10" x 8' (3.00m x 2.44m)

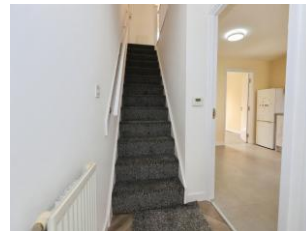
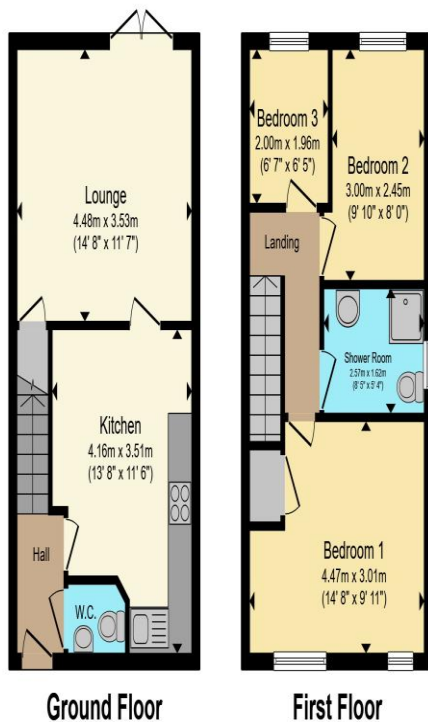
Double glazed window to rear aspect; Central heated radiator

Bedroom Three 6' 7" x 6' 5" (2.01m x 1.96m)

Double glazed window to rear aspect; Central heated radiator

Shower Room 8' 5" x 5' 4" (2.57m x 1.63m)

Double glazed window to side aspect; Central heated radiator; Partially tiled; Shower; Toilet; Basin; Extractor fan



To view this property please contact Paul Dubberley on

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Property Ref: PBI105032 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: B

Total floor area 70.0 m² (754 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



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.

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