



48 WOODLAND ROAD
WOLVERHAMPTON, WV3 8AW

OFFERS IN THE REGION OF £290,000
FREEHOLD

No Onward Chain! - A spacious semi-detached family home offering excellent potential which requires a scheme of updating and refurbishment throughout. The well-proportioned accommodation comprises living room, dining kitchen, conservatory, utility room and ground floor WC. To the first floor are three bedrooms and a family bathroom, with an additional loft room providing versatile extra space.

Externally, the property has a large, mature rear garden, together with a driveway and garage providing off-road parking. Conveniently situated within easy reach of a range of well-regarded schools and access to the city centre. An ideal opportunity for families and buyers looking to create a home tailored to their own tastes and requirements.



48 WOODLAND ROAD

- REQUIRES REFURBISHMENT • LARGE GARDEN
- TO THE REAR • SOUGHT AFTER
- LOCATION • OPEN PLAN SITTING
- ROOM/KITCHEN • CONSERVATORY • GROUND
- FLOOR W.C. • GARAGE



APPROACH

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

ENTRANCE PORCH

RECEPTION HALL

Radiator, staircase to the first floor landing.

LIVING ROOM

14'3" into bay x 11'3"
Bay window to the front, radiator.

OPEN PLAN SITTING ROOM / KITCHEN

19'7" max x 12'11" max, 9'8" min
Window to the side, double doors to the conservatory, doorway to the utility, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

CONSERVATORY

11'10" x 9'3"
Double-glazed to the side and rear, radiator.

UTILITY

Window and door to the rear, radiator, fitted counter top work surface with stainless steel sink and drainer unit, plumbing for a washing machine, space for a dryer.

GROUND FLOOR W.C.

Window to the rear, radiator, low-level w.c.

FIRST FLOOR LANDING

Obscure window to the side, door to the loft bedroom.

BEDROOM ONE

13'11" into bay x 11'8"
Bay window to the front, radiator.

BEDROOM TWO

11'2" x 10'2"
Window to the rear, radiator.

BEDROOM THREE

9'9" x 8'10"
Double-glazed window to the front, radiator.

FAMILY BATHROOM

Double-glazed obscure window to the rear, radiator, part tiled walls, suite comprising panelled bath, close-coupled w.c, shower enclosure, and sink with vanity cupboard.

SECOND FLOOR LOFT ROOM

17'1" x 13'3" restricted height
Skylight windows, radiator.

GARAGE

16'8" x 6'8"
Double doors to the front, doorway to the utility.

REAR GARDEN

To the rear of the property is an extensive garden with mature lawns, bushes and trees.

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 C

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.

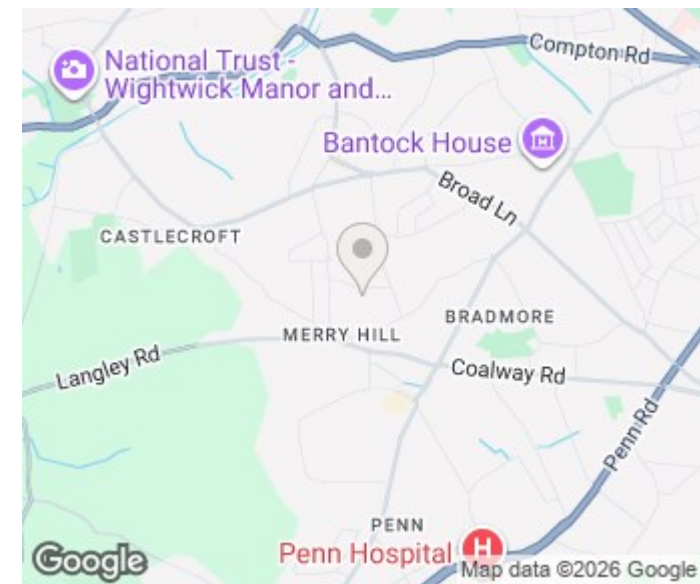
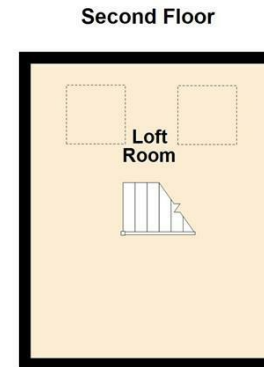
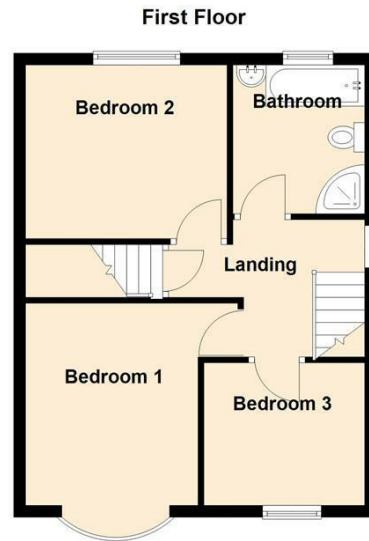
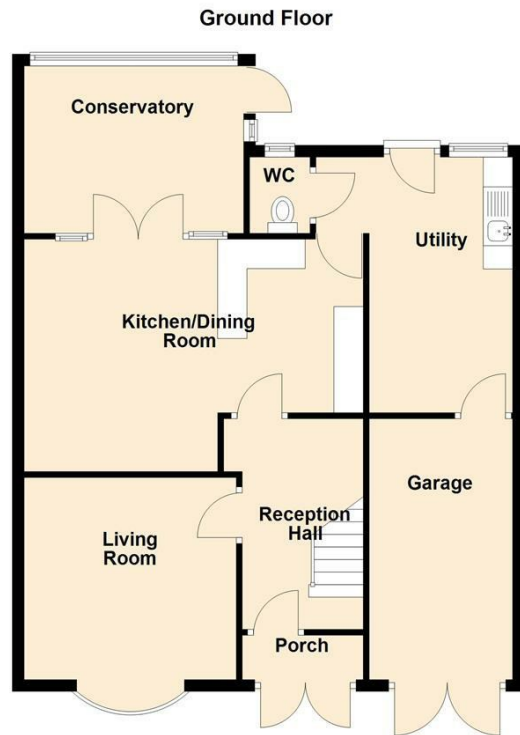
Potential purchasers should contact their preferred supplier to confirm availability and speed.

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		75
(55-68) D	60	
(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