



10 ORTON GROVE WOLVERHAMPTON, WV4 4JN

OFFERS IN THE REGION OF £250,000
FREEHOLD

Immaculately presented two bedroom semi-detached home situated in a much sought after location convenient for a range of amenities including a number of well regarded schools, shops and access to public transport with the further amenities of Penn, Wombourne and Wolverhampton City Centre all within a short drive away. The property stands towards the head of a quiet cul-de-sac and has been thoughtfully refurbished and improved by the current owners and features spacious accommodation throughout comprising entrance hall, living room, dining kitchen, utility room, two double bedrooms, family bathroom, garage and an enclosed rear garden. A driveway to the front provides ample off road parking.

10 ORTON GROVE

- Extremely Well Appointed Two Bedroom Semi-Detached Home
- Situated Towards The Head Of A Quiet Cul-De-Sac
- Sought After Penn Location
- Immaculately Presented Accommodation Throughout
- Recently Refurbished & Improved By Current Owners
- Convenient For A Wide Range Of Amenities
- Re-Fitted Dining Kitchen
- Utility & Garage
- Ample Off Road Parking
- Large Enclosed Rear Garden



SWF



SWF

APPROACH

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

ENTRANCE HALL

Radiator, decorative wall panelling, staircase to the first floor landing and door to the living room.

LIVING ROOM

Double glazed bay window to the front, radiator, decorative wall panelling and feature fireplace with a tiled hearth. Double doors to the dining kitchen.

RE-FITTED DINING KITCHEN

A particular feature of the property is the re-fitted dining kitchen which comprises radiator, double glazed window to the rear and a range of fitted wall, drawer and base units with work surfaces over incorporating a 1½ sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and doors provide access to the utility room and rear garden.

UTILITY ROOM

Double glazed window to the rear, radiator, fitted work surface with space beneath for various household appliances including plumbing for a washing machine. There is further space available for an American Style fridge freezer and a door provides access to the garage.

FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors to:

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the rear, part tiled walls, ceiling down lighters, towel rail and suite comprising close coupled w.c, wash hand basin with vanity unit below, freestanding 4 claw bath and a corner shower enclosure.

REAR GARDEN

To the rear of the property is a larger than average garden with a paved patio area and lawn beyond bordered by a number of mature shrubs and trees.

GARAGE

Power points, lighting and doors to the front and rear.

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 B

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

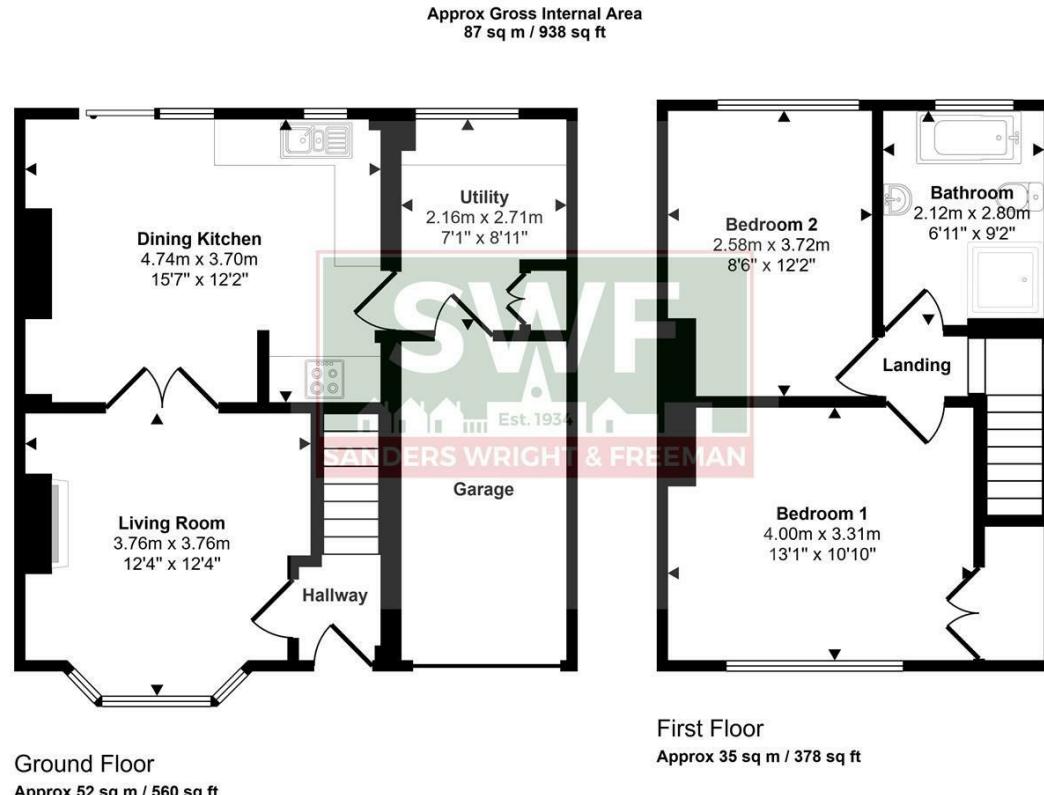
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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