



## 21 THE DOWNS

WOLVERHAMPTON, WV10 6JA

OFFERS IN THE REGION OF £185,000  
FREEHOLD

NO CHAIN - Well presented two bedroom semi-detached home situated in an extremely popular location convenient for a wide range of amenities including schools, shops and access to public transport with excellent links to Wolverhampton City Centre, the M54 Motorway Network and I54 Development. The property has been well maintained by the current owner and features spacious accommodation throughout comprising entrance hall, living room, dining kitchen, conservatory, two bedrooms, bathroom, enclosed rear garden and a large driveway to the front.



SANDERS WRIGHT & FREEMAN

# 21 THE DOWNS

- Available With No Onward Chain
- Well Presented Two Bedroom Home
- Popular Location Close To Wolverhampton City Centre
- Ideal For First Time Buyers
- Spacious Accommodation Throughout
- Driveway Providing Off Road Parking



## APPROACH

The property is located just off The Downs on a quiet side road and is approached via a block paved driveway providing off road parking for multiple vehicles.

## LIVING ROOM

14'6" x 10'3"

Double glazed bow window to the front, radiator and feature fireplace.

## DINING KITCHEN

13'2" x 10'0"

Double glazed window, tiled floor, part tiled walls, useful under stairs cupboard, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for various household appliances including plumbing for a washing machine. A part glazed door provides access to the side and double doors open to the conservatory.

## CONSERVATORY

12'6" x 7'3"

Double glazed to the side and rear, tiled floor and double doors to the rear.

## LANDING

Double glazed obscure window to the side, loft access hatch with drop down ladder and doors to:

## BEDROOM ONE

11'10" x 10'3"

Two double glazed windows to the front, radiator, built in wardrobe and useful storage cupboard.

## BEDROOM TWO

11'5" x 6'7"

Double glazed window to the rear and radiator.

## BATHROOM

Double glazed obscure window to the rear, part tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

## REAR GARDEN

To the rear of the property is a pleasant and mature split-level garden with a side gate providing access to the front.

## 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>

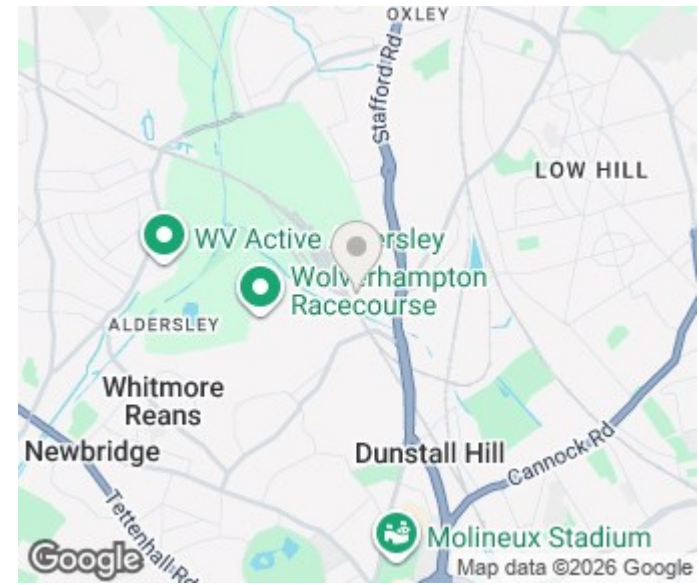
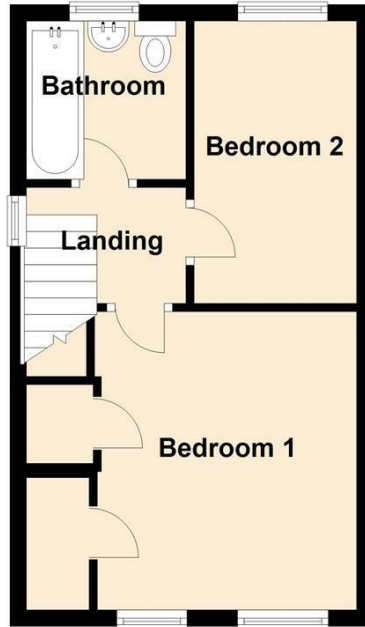
## 21 THE DOWNS



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

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