19 FAIRWAY GREEN

BILSTON, WV14 6DE

OFFERS IN THE REGION OF £190,000

FREEHOLD

An extended 3/4 bedroom semi-detached home with gated off-road parking to the rear, available with NO ONWARD CHAIN. Requiring a scheme of general modernisation, the property is extended to the ground floor to provide adapted living space for disabled access, and comprises hallway, through living room, dining kitchen, utility, ground floor bedroom/ office and a wet room. To the first floor are three bedrooms and a bathroom. The property has a generous garden to the rear with driveway and double gates accessed via Green Lanes.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

19 FAIRWAY GREEN

• NO ONWARD CHAIN • EXTENDED GROUND FLOOR ACCOMMODATION • GROUND FLOOR BEDROOM AND WET ROOM • UTILITY ROOM • GATED DRIVEWAY TO THE REAR • GENEROUS REAR GARDEN

ENTRANCE HALL

Double-glazed window to the front, useful store cupboard, staircase to the first floor landing.

LIVING ROOM

20'11" x 11'1"

Double-glazed windows to the front and rear, two radiators, doorway to the kitchen.

DINING KITCHEN

14'9" x 9'2"

Double-glazed windows to the side and rear, gas fire, fitted wall, drawer and base units with work surface above, incorporating a stainless steel sink and double drainer unit.

SIDE LOBBY AND UTILTIY

Double-glazed window to the front, radiator, doors to the front and rear, plumbing for a washing machine.

GROUND FLOOR BEDROOM / OFFICE

12'4" max x 8'9" max

Double-glazed window to the rear, radiator.

WET ROOM

Radiator, close-coupled w.c, wash hand basin, shower area.

FIRST FLOOR LANDING

Double-glazed window to the front, radiator, built in airing cupboard.

BEDROOM ONE

11'0" x 11'0"

Double-glazed window to the rear, radiator, built in wardrobe.

BEDROOM TWO

11'1" x 9'7"

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

BEDROOM THREE

9'3" x 7'9"

Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed window to the side, radiator, panelled bath, wash hand basin, high flush w.c.

REAR GARDEN

To the rear of the property is a generous lawned garden and parking area accessed via double gates from Green Lanes.

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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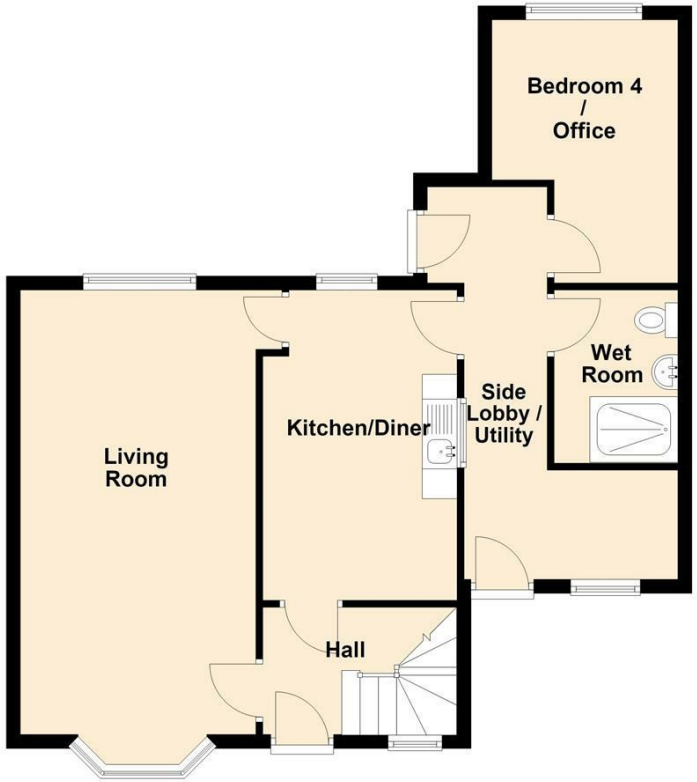
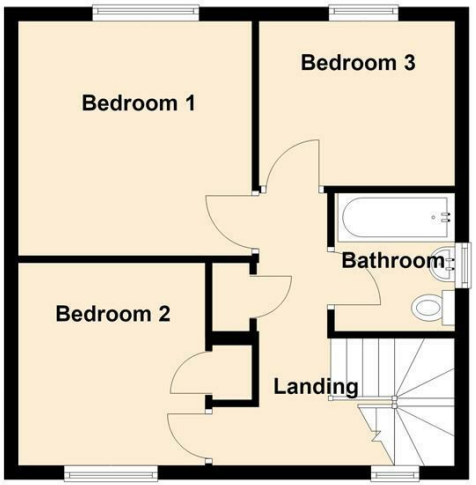
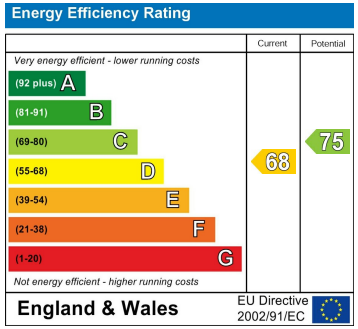
Ground Floor



First Floor





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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