



## 34 HENWOOD ROAD WOLVERHAMPTON, WV6 8PG

OFFERS IN THE REGION OF £190,000  
FREEHOLD

NO CHAIN - Charming period two bedroom terraced home situated in a sought after location just a short walk from a range of amenities including shops, restaurants and access to public transport. The property has been both improved and well maintained by the current owner and features spacious accommodation throughout, comprising separate living & sitting rooms, 20ft dining kitchen, two double bedrooms, family bathroom and an enclosed picturesque southerly facing garden to the rear.

# 34 HENWOOD ROAD

- Available With No Onward Chain
- Ideal For First Time Buyers
- Superb Rear Outlook Backing Onto Smestow Brook
- Close to historic Compton Lock and Smestow Valley Nature Reserve
- Walking Distance To Local Shops, Restaurants & Public Transport
- Attractive & Tranquil Rear Garden Measuring Approx. 100ft
- Separate Living & Sitting Rooms
- Charming Edwardian Period Terraced Home
- UVPC Double Glazing & Gas Central Heating throughout
- Traditional Working Open Fireplaces



## APPROACH

The property is approached via a shared courtyard.

## SITTING ROOM

11'9" x 11'7"

Double glazed window to the front with fitted shutters, vertical radiator, feature fireplace with inset open fire and a door to the living room.

## LIVING ROOM

11'11" x 11'9"

Double glazed window to the rear, vertical radiator, useful under stairs cupboard and feature fireplace with inset open fire. An opening provides access to a staircase for the first floor landing and a further opening provides access to the dining kitchen.

## DINING KITCHEN

20'10" x 8'11"

Double glazed windows to the side and rear, part tiled walls, radiator, built in storage cupboard housing the combination boiler

and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above, space for a fridge freezer and plumbing for both a washing machine and dishwasher with further space beyond for various household appliances including a dryer. Doors provide access to a useful side passageway and the rear garden.

## FIRST FLOOR LANDING

Loft access hatch and doors to:

## BEDROOM ONE

12'0" x 11'9"

Double glazed window to the rear, radiator and built in storage cupboard.

## BEDROOM TWO

11'6" x 9'6"

Double glazed window to the front with fitted shutters and radiator.

## BATHROOM

Double glazed obscure window to the front, towel rail, tiled floor, part tiled walls and suite comprising close coupled w.c, wash hand basin with vanity units beneath and P-shaped panelled bath.

## REAR GARDEN

A particular feature of the property is the private and tranquil garden measuring approximately 100ft which offers a peaceful retreat backing onto Smestow Brook and the popular Staffordshire & Worcester Canal.

Bordered by a number of mature shrubs and trees, there is a paved patio seating area with steps leading down to a lawn beyond with a further decked seating area and useful timber shed.

## TENURE Freehold

The property is freehold.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available.

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

## 34 HENWOOD ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		61
(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