31 REYNOLDS WALK, ASHMORE PARK

WOLVERHAMPTON, WV11 2QD

OFFERS IN THE REGION OF £190,000

FREEHOLD

NO ONWARD CHAIN - THREE BEDROOM SEMI-DETACHED HOME WITH REAR GARAGE

Ideally situated for local schools and transport links, this well-proportioned three-bedroom semi-detached home offers comfortable and versatile family accommodation. The property comprises a spacious living room, dining kitchen, conservatory, ground floor guest cloakroom, three bedrooms and bathroom.

A garage is located to the rear, with low-maintenance courtyard gardens providing outdoor space to both the front and rear.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

31 REYNOLDS WALK

• GARAGE TO REAR • GROUND FLOOR W.C. • REAR CONSERVATORY • DINING KITCHEN • CONVENIENT FOR LOCAL SCHOOLS AND PUBLIC TRANSPORT • SPACIOUS LIVING ROOM • LOW MAINTENANCE GARDENS • NO ONWARD CHAIN

ENTRANCE PORCH

HALLWAY

Staircase to the first floor landing, useful under stairs cupboard.

LIVING ROOM

14'11" x 10'11"

Double-glazed window to the front, radiator.

DINING KITCHEN

18'0" x 8'11" max, 7'11" min

Double-glazed windows to the front and rear, radiator, fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap.

GUEST CLOAKROOM

Low-level w.c, and wash hand basin.

CONSERVATORY

17'0" x 6'2"

Double-glazed to the rear, double doors to the rear courtyard, tiled floor, doors to a large storage cupboard and the garage.

FIRST FLOOR LANDING

BEDROOM ONE

14'4" x 11'10"

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

BEDROOM TWO

11'9" x 8'11"

Double-glazed window to the front, radiator.

BEDROOM THREE

10'11" x 6'0"

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

BATHROOM

Double-glazed obscure window to the rear, tiled walls, radiator, suite comprising close-coupled w.c, wash hand basin with vanity cupboard beneath, and panelled bath.

GARAGE

16'4" x 8'2"

Up and over door to the front, doorway to the conservatory.

OUTSIDE

There are paved courtyards to the front and rear.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Construction - The agent understands that the property is of timber frame construction.

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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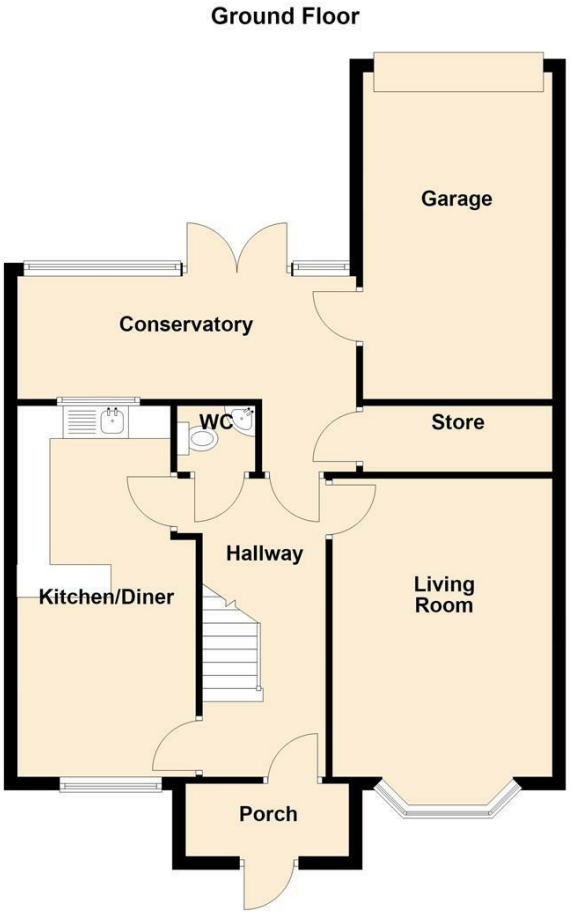

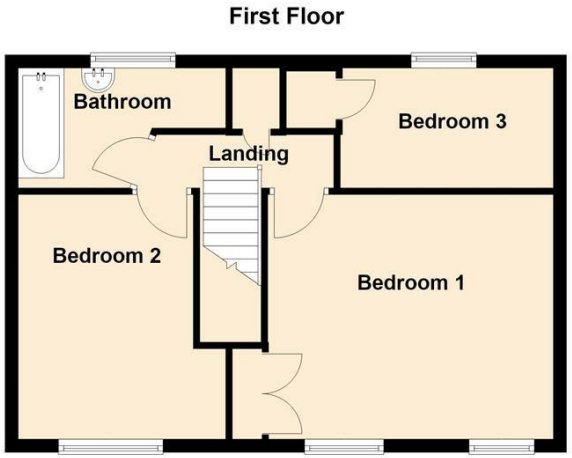

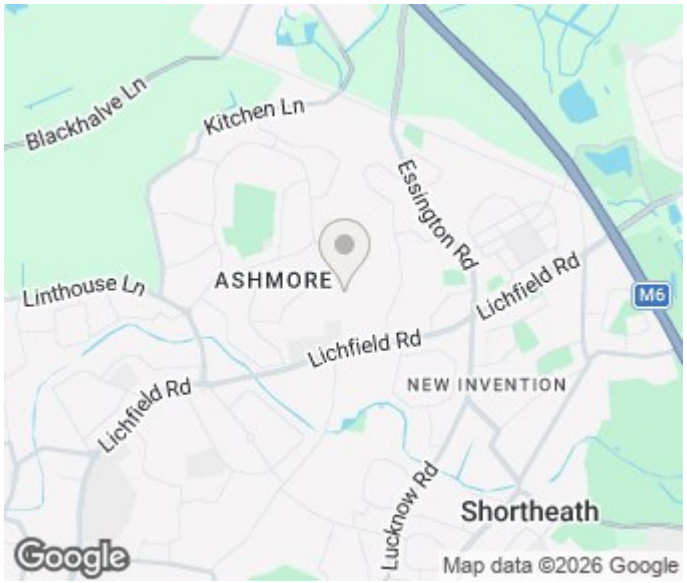

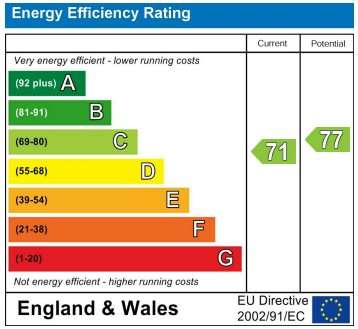

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Est. 1934
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only 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