



22 PAGET ROAD WOLVERHAMPTON, WV6 0DX

OFFERS IN THE REGION OF £315,000
FREEHOLD

An impressive three-storey semi-detached home offering spacious and versatile accommodation, enhanced by superb rear conservatories and a beautifully maintained mature garden.

Available with NO ONWARD CHAIN, the generous accommodation briefly comprises a welcoming reception hall, two spacious reception rooms, kitchen, ground floor bathroom, rear conservatories, three first-floor bedrooms, and an additional loft bedroom.

Ideally situated for access to the city centre and convenient for a range of highly regarded local schools.



22 PAGET ROAD

- LARGE THREE STOREY SEMI-DETACHED HOME • IMPRESSIVE REAR GARDEN • CONSERVATORY AND GARDEN ROOMS TO REAR • TWO SHOWER ROOMS • TWO LIVING ROOMS • CONVENIENT FOR CITY CENTRE ACCESS • NO ONWARD CHAIN



DRIVEWAY

To the side of the property is a driveway providing off road parking. A gateway provides access to the rear garden.

ENTRANCE PORCH

RECEPTION HALL

Two radiators, staircase to the first floor landing.

LIVING ROOM

Secondary glazed window to the front, radiator, period style fireplace.

SITTING ROOM

Double-glazed window to the rear, radiator, doorway to the kitchen.

KITCHEN

Double-glazed window to the side, radiator, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap.

CONSERVATORY

Double-glazed windows, tiled floor, doors to the ground floor shower room / utility, and the garden room

GROUND FLOOR SHOWER ROOM / UTILITY

Skylight window, radiator, tiled floor, plumbing for a washing machine, suite comprising close-coupled w.c., pedestal wash hand basin, and shower enclosure.

GARDEN ROOM

A wonderful addition to the property providing lots of

natural light to create an ideal work space or additional living area.

Double-glazed windows and sliding patio door to the rear, radiator

FIRST FLOOR LANDING

Staircase to the second floor.

BEDROOM ONE

Two secondary glazed windows to the front, radiator.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the rear, wall mounted heater.

SHOWER ROOM

Double-glazed obscure window to the side, radiator, pedestal wash hand basin, close-coupled w.c, shower enclosure.

LOFT ROOM

Windows to the side and front, wall mounted heater, doorway to a store room.

REAR GARDEN

A further feature of the property is the large mature rear garden which has patio and lawned areas, and a wide variety of stocked flower, tree and shrub borders.

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 C

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 -

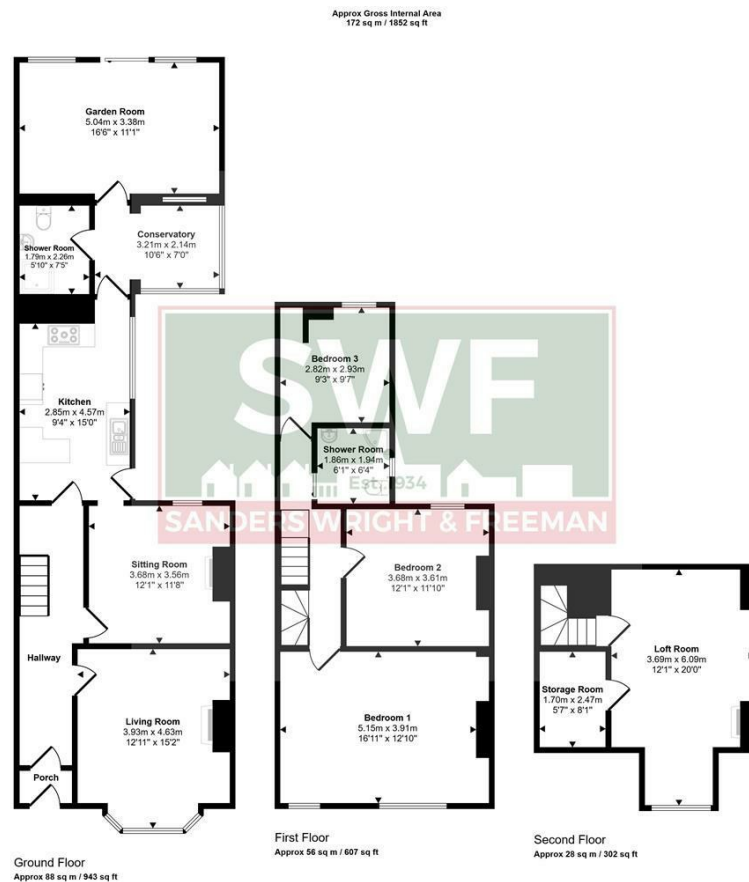
<https://www.gov.uk/check-long-term-flood-risk>

OTHER INFORMATION

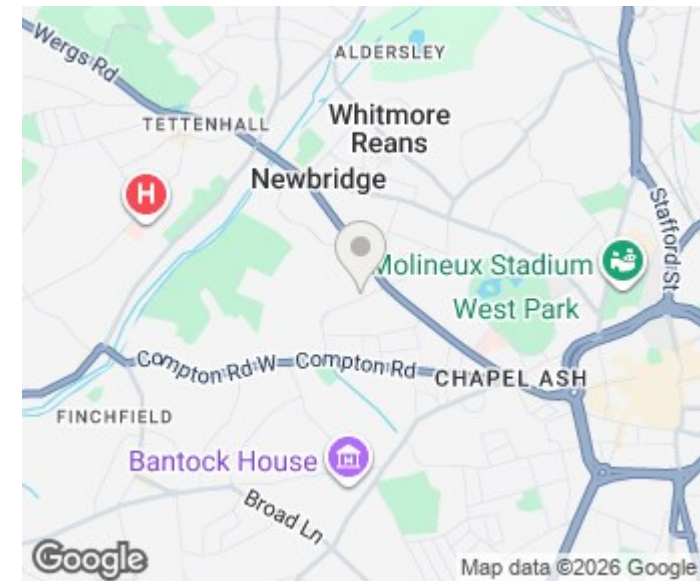
The agent understands that a grant of probate / letters of administration have been applied for but are currently outstanding.

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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 300.



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