

for sale

**£240,000** Freehold



## Wolverhampton Road East Wolverhampton WV4 6AR

\*Three-bedroom semi-detached home featuring a spacious 24ft lounge/dining room, kitchen with utility, modern bathroom with separate WC, generous garden and a double garage. Close to transport links, local amenities and well-regarded schools—ideal for families.\*



# Property Details

## Agent Notes

There is a easement on the title, please enquire with the branch.

## Entrance Hallway

Stairs to first floor; Doors to lounge/dining room and kitchen

## Lounge/Dining Room 24' 8" x 10' 8" ( 7.52m x 3.25m )

Double glazed bay window to front aspect; Central heated radiator; Rear doors to garden

## Kitchen 8' 9" x 6' 4" ( 2.67m x 1.93m )

Double glazed window to rear aspect; Space for oven; Wall and base units; Central heated radiator; Door to utility

## Utility 14' 8" x 5' 8" ( 4.47m x 1.73m )

Space for appliances; Doors to front and rear garden

## Landing

Double glazed window to side aspect; Access to fully boarded loft; Doors to bedrooms, bathroom and separate toilet room

## Bedroom One 12' 2" 6 x 9' 6" ( 3.71m 6 x 2.90m )

Double glazed window to rear aspect; Central heated radiator; Fitted wardrobes

## Bedroom Two 11' 8" x 10' 1" ( 3.56m x 3.07m )

Double glazed bay window to front aspect; Central heated radiator

## Bedroom Three 7' 7" x 7' 4" ( 2.31m x 2.24m )

Double glazed window to front aspect; Central heated radiator

## Bathroom

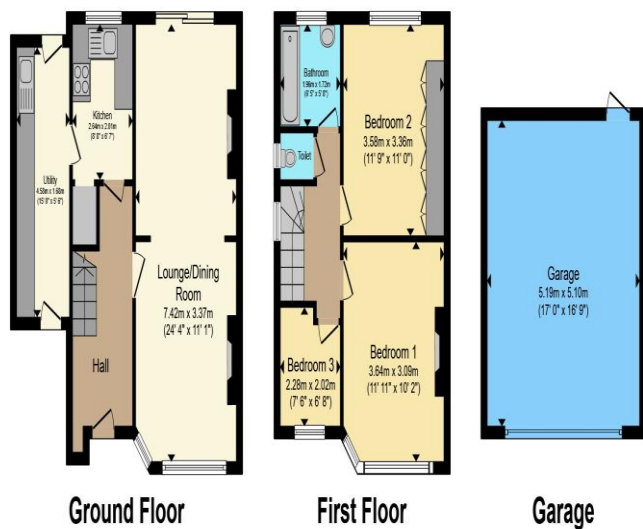
Double glazed window to rear aspect; Shower over bath; Basin; Central heated radiator

## Toilet Room

Double glazed window to side aspect; Toilet

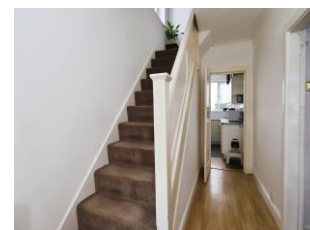
## Exterior

Patio area; Access to cellar below house; Parking to rear; Double garage at the bottom of the garden with electric



Total floor area 113.6 m² (1,223 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref: PBI104800 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B