



59 WESTBOURNE ROAD
WOLVERHAMPTON, WV4 5UF

OFFERS IN THE REGION OF £315,000
FREEHOLD

Most impressive extended and re-furnished semi-detached home with superb feature dining kitchen! Available with No Onward Chain, the property is situated in a popular residential location, convenient for a range of schools, local shops and public transport into the city centre. The impressive accommodation includes a spacious reception hall, guest cloakroom, living room, large open plan dining kitchen, three bedrooms and re-fitted bathroom.



59 WESTBOURNE ROAD

- RE-FURBISHED AND EXTENDED • NO CHAIN • SUPERB FEATURE DINING KITCHEN • GUEST W.C. • RE-FITTED BATHROOM • GENEROUS REAR GARDEN • POPULAR LOCATION WITH SHOPS NEARBY • CONVENIENT LOCATION FOR CITY CENTRE ACCESS



RECEPTION HALL

Radiator

GUEST CLOAKROOM

Double-glazed obscure window to the side, close-coupled w.c, sink with vanity unit beneath.

LIVING ROOM

12'7" x 11'9"

Double-glazed bay window to the front, radiator.

OPEN PLAN DINING KITCHEN

24'4" max, 16'6" min 17'6" max, 11'6" min

A particular feature of the property is the impressive open plan dining kitchen which is fitted with a range of wall, drawer and base units with work surfaces above, and an island unit with breakfast bar. Double-glazed double opening doors provide access to the rear garden.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

13'0" x 11'11"

Double-glazed window to the rear, radiator.

BEDROOM TWO

11'10" x 10'10"

Double-glazed window to the front, radiator.

BEDROOM THREE

9'8" x 6'1"

Double-glazed window to the rear, radiator.

BATHROOM

6'4" x 6'1"

Double-glazed obscure window to the front, towel rail, contemporary white suite comprising close-coupled w.c, sink and vanity cupboard, and panelled bath with mixer shower attachment

REAR GARDEN

To the rear of the property is a generous garden with a side passage providing access to the front.

There is a cold water, tap, external lighting and power socket.

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 B

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

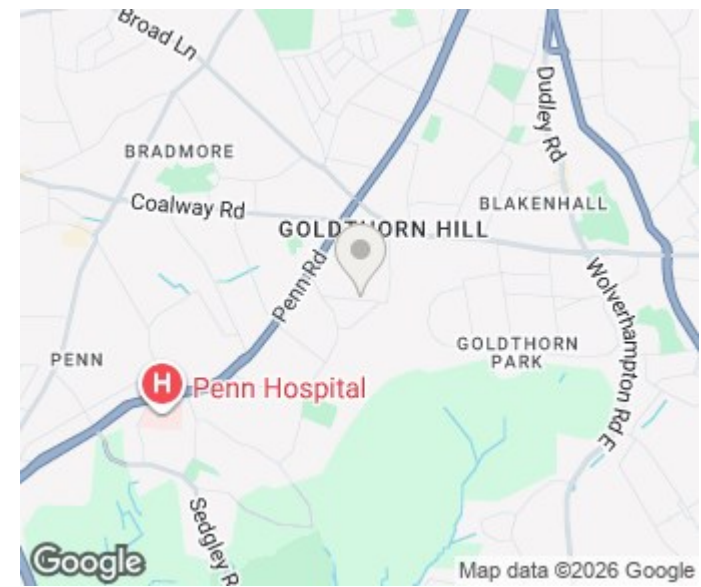
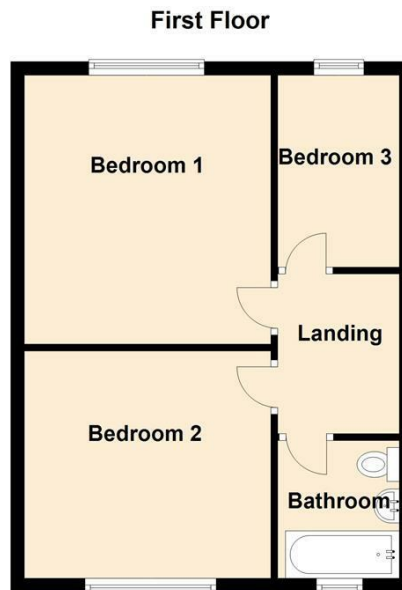
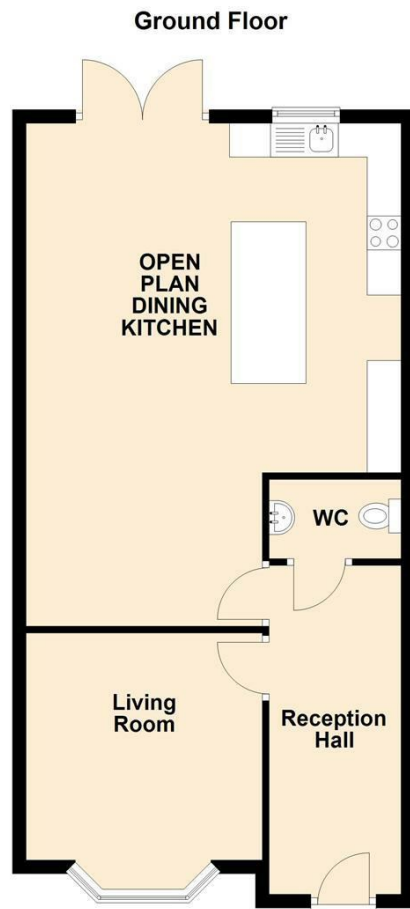
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

59 WESTBOURNE ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902 575555
 enquiries@swfestateagents.co.uk
 www.swfestateagents.co.uk

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