

for sale

£290,000 Freehold



Wychall Drive Wolverhampton WV10 8UX

An extended **FOUR-BEDROOM SEMI-DETACHED** family home featuring a stunning open-plan kitchen/diner with island, spacious lounge, utility room, ground-floor bedroom with en-suite, ample off-road parking and a generous rear garden.

Wychall Drive Wolverhampton WV10 8UX

Hall

Welcoming entrance hall.

Living Room

15' 5" x 11' 10" (4.70m x 3.61m)

Generous living room having Double-glazed bay window to front aspect, feature spotlights and central heating radiator.

Kitchen

10' 10" x 15' 5" (3.30m x 4.70m)

Having a range of modern fitted units, central island breakfast bar with electric hob and cooker hood, stainless steel inset sink, feature spotlights, central heating radiator, double-glazed window to rear and French doors to rear garden.

Utility

5' 3" x 7' 10" (1.60m x 2.39m)

Additional storage space having central heating radiator and plumbing for appliances.

Bedroom One

7' 10" x 18' 8" (2.39m x 5.69m)

Ground floor bedroom having double-glazed bay window to front aspect, central heating radiator and en-suite shower room.

En-Suite

Having shower enclosure, wash hand basin and low-flush toilet.

Bedroom Two

15' 5" x 8' 6" (4.70m x 2.59m)

Having double-glazed window to front and central heating radiator.

Bedroom Three

10' 10" x 8' 6" (3.30m x 2.59m)

Having double-glazed window to rear and central heating radiator.

Bedroom Four

6' 7" x 10' 2" (2.01m x 3.10m)

Having double-glazed window to front and Central heating radiator.

Bathroom

5' 7" x 6' 7" (1.70m x 2.01m)

Family bathroom comprising a paneled bath, wash hand basin and wc, heated towel rail and obscure glazed window to rear.



Rear Garden

Generous private enclosed rear garden, mainly laid to lawn with paved walkways and patio seating areas.

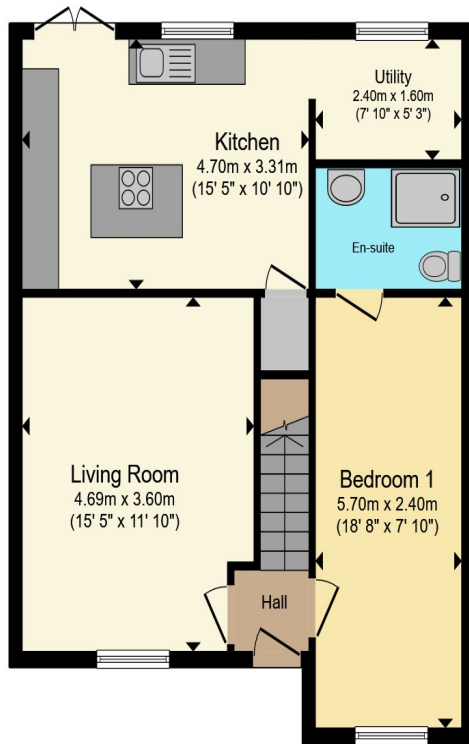
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

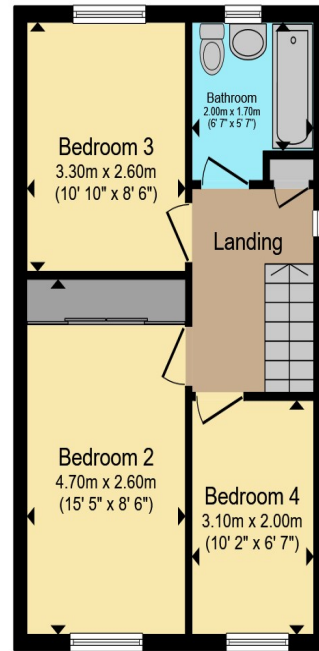
Agents Note:

We have been unable to verify if Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.





Ground Floor



First Floor

Total floor area 98.8 m² (1,064 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

**Paul
Dubberley**

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104632 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI104632



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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