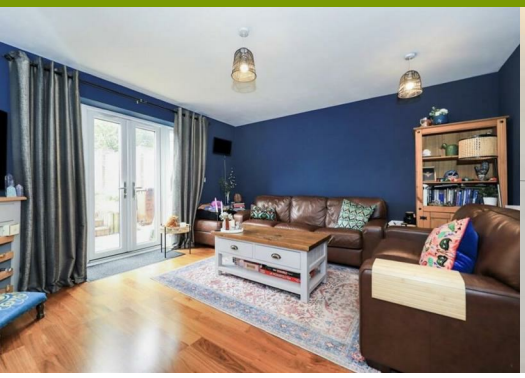


29 WILLCOCK ROAD

| WOLVERHAMPTON | STAFFORDSHIRE | WV2 2DA







Two-bedroom semi-detached home with a modern kitchen, two allocated parking spaces, downstairs WC and generous rear garden – an excellent first-time buy.

Offers in the region of £210,000



1 2 1 C

- **Perfect for First-Time-Buyers**
- **Ample Storage Options**
- **Two Double Bedrooms**
- **Private Rear Garden**
- **Close to Amenities**
- **Ground Floor W.C.**

DESCRIPTION

This two-bedroom semi-detached home offers a great opportunity for first-time buyers, downsizers or anyone looking for a modern and manageable home with a generous garden to enjoy.

The accommodation begins with an entrance hall, leading through to a comfortable lounge and a modern fitted kitchen, while a handy ground-floor WC adds a little everyday convenience.

Upstairs, there are two bedrooms and a family bathroom, providing a straightforward and well-balanced layout that works perfectly for modern living.

Outside, the property continues to impress with a generous rear garden, offering plenty of space to relax, entertain or simply enjoy a bit of outdoor living. A paved patio provides the ideal spot for a table and chairs, with the remainder of the garden offering further potential to make it your own. To the side of the property, there is also two allocated parking spaces.



A lovely home with plenty to offer and an ideal choice for those looking to take their first step onto the property ladder or simply enjoy a comfortable, low-maintenance home.

LOCATION

Willcock Road is situated within the Parkfields area, offering convenient access to Wolverhampton city centre while retaining a predominantly residential feel. There are local shops and everyday amenities nearby, while Grove Primary Academy and SS Mary and John's Catholic Primary Academy are both within easy reach.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE/DINER

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BATHROOM

EXTERNAL

LOCAL AUTHORITY

City of Wolverhampton Council

COUNCIL TAX BAND

Council Tax Band: B





POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

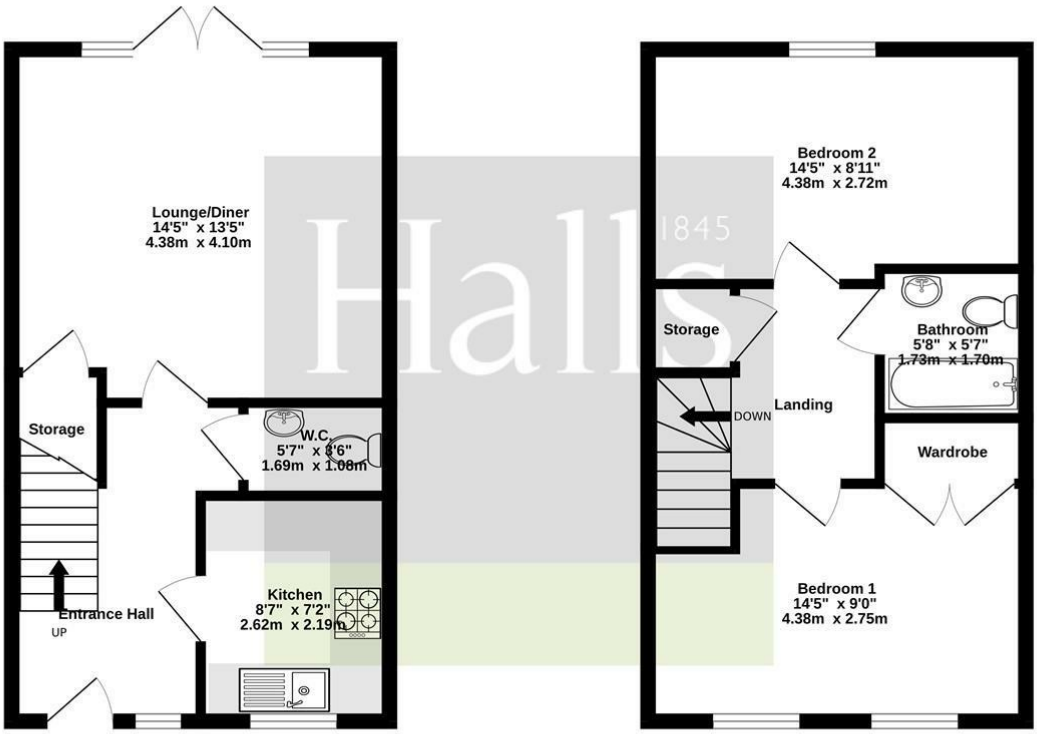
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

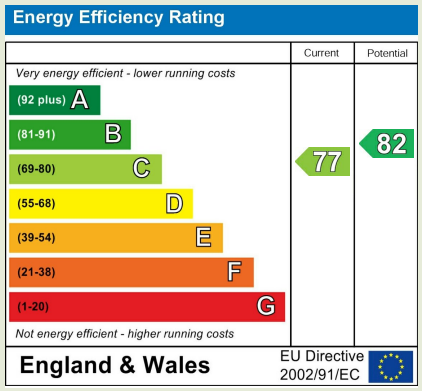
Ground Floor
367 sq.ft. (34.1 sq.m.) approx.

1st Floor
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

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