



35 SOBERTON CLOSE

WOLVERHAMPTON, WV11 2QX

OFFERS IN THE REGION OF £200,000
FREEHOLD

NO CHAIN - Spacious three bedroom semi-detached home situated in an extremely popular cul-de-sac location convenient for a range of amenities including schools, shops and access to public transport with the wider amenities of both Wednesfield Town and Wolverhampton City Centre only a short drive away. Whilst the property would benefit from a scheme of modernisation it features desirable accommodation throughout comprising entrance hall, separate living & dining rooms, kitchen, sun room, three bedrooms, family bathroom and an enclosed rear garden. A driveway to the front provides off road parking.



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- No Onward Chain • Excellent Links To Both M6 & M54 Motorway Network • Cul-De-Sac Location • Separate Living & Dining Rooms • Driveway Providing Off Road Parking • Enclosed Rear Garden • Garage • Ideal For First Time Buyers Or Families



APPROACH

The property is approached via a driveway providing off road parking with an adjacent courtyard garden.

ENTRANCE HALL

Double glazed window to the front, radiator, staircase to the first floor landing and door to the living room.

LIVING ROOM

15'3" max x 12'2" max

Double glazed window to the front, feature fireplace, useful under stairs cupboard and door to the dining room.

DINING ROOM

9'0" x 7'11"

Sliding patio doors to the sun room, radiator and door to the kitchen.

KITCHEN

8'10" x 7'1"

Double glazed window to the side, tiled walls and a range of wall, drawer and base units with roll edge work surfaces over

incorporating a stainless steel sink and drainer unit with mixer tap. Door to the sun room.

SUN ROOM

12'2" x 8'8"

Windows to the side and rear, sliding patio door to the rear.

FIRST FLOOR LANDING

Double glazed obscure window to the side, radiator, loft access hatch, built in airing cupboard and doors to:

BEDROOM ONE

12'9" x 9'2"

Double glazed window to the front and radiator.

BEDROOM TWO

11'6" x 7'1"

Double glazed window to the rear and radiator.

BEDROOM THREE

7'2" x 6'1"

Double glazed window to the front and

radiator.

BATHROOM

Two double glazed obscure windows, part tiled walls, radiator and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

GARAGE

Up and over door to the front, window to the side, pedestrian door to the side.

REAR GARDEN

To the rear of the property is a pleasant, low maintenance enclosed garden which has paved patio areas and gravel beyond. A side gate provides access to the front.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available

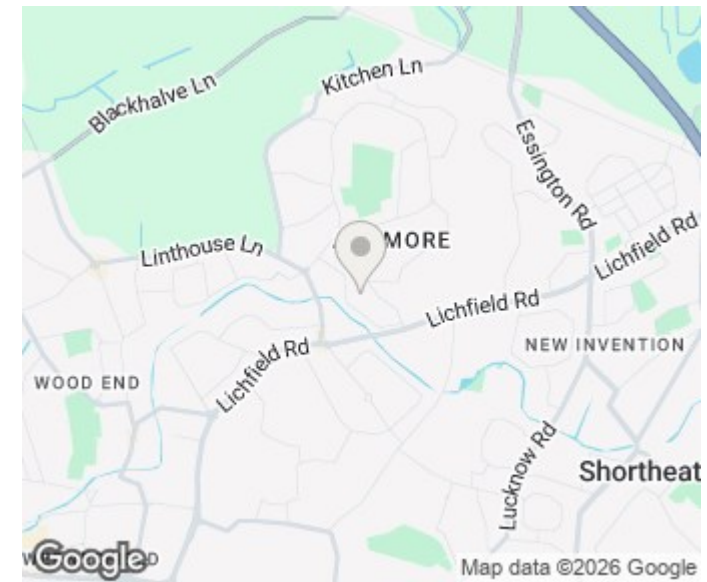
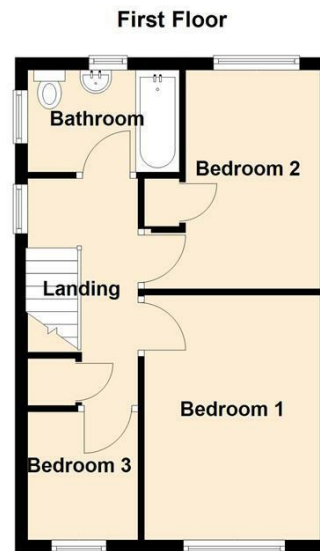
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

OTHER INFORMATION

The agent understands that a grant of probate has been issued.

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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