



64 ETTINGSHALL ROAD
WOLVERHAMPTON, WV14 9UG

OFFERS IN THE REGION OF £139,950
FREEHOLD

NO CHAIN - Two bedroom terraced home situated in a popular location close to a range of amenities including shops, schools and access to public transport. The property is well presented throughout and offers spacious accommodation featuring separate living and sitting rooms, kitchen, two double bedrooms, family bathroom and a pleasant rear garden.



64 ETTINGSHALL ROAD

- NO ONWARD CHAIN • POPULAR
- LOCATION • IDEAL FOR FIRST TIME BUYERS OR INVESTORS • SEPARATE LIVING & SITTING ROOMS • PLEASANT GARDEN TO REAR • EXCELLENT LINKS TO WOLVERHAMPTON & DUDLEY



APPROACH

The property is approached via a paved courtyard.

LIVING ROOM

11'11" . 11'7"

Double glazed window to the front, feature fireplace and radiator.

SITTING ROOM

12'1" x 10'7"

Double glazed window to the rear, radiator and under stairs cupboard.

KITCHEN

9'4" x 6'7"

Double glazed window to the rear, radiator, part glazed door to the rear, part tiled walls and range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, plumbing for a washing machine and space for a fridge freezer.

FIRST FLOOR LANDING

Radiator and doors to:

BEDROOM ONE

12'2" x 11'7"

Double glazed window to the front and radiator.

BEDROOM TWO

10'6" x 9'0"

Double glazed window to the rear, radiator and built in storage cupboard with loft access hatch.

BATHROOM

Double glazed obscure window to the rear, part tiled walls, radiator, fitted airing cupboard and suite comprising close coupled w.c, pedestal wash hand basin with splash back tiling and pannelled bath.

REAR GARDEN

To the rear of the property is a pleasant garden with a paved patio area and lawn beyond. A gate provides access to a shared passageway.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

PARKING

The agent understands that there is no allocated parking for the property.

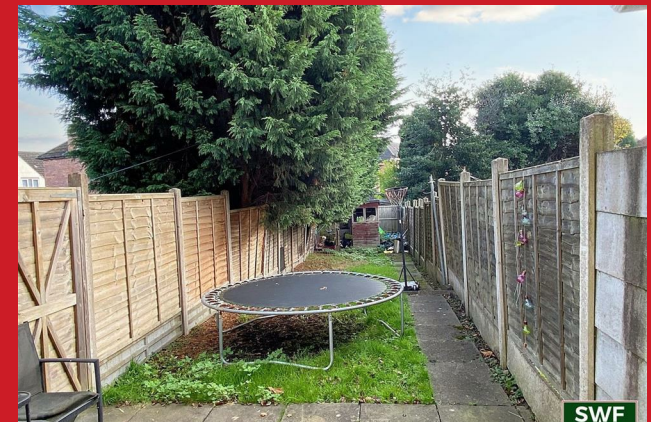
SERVICES

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

TENURE Freehold

The property is freehold.

64 ETTINGSHALL ROAD




Kitchen

Sitting Room

Living Room

The floor plan for the second floor is shown in a light orange color. It includes a large **Bedroom 1** at the bottom, a **Bedroom 2** in the middle, and a **Bathroom** at the top. A **Landing** area with a staircase is located between Bedroom 1 and Bedroom 2. The plan also shows several doors, windows, and a toilet in the bathroom.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>58</p>	<p>81</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



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