





199 LEA ROAD

WOLVERHAMPTON, WV3 0LG

OFFERS IN THE REGION OF £245,000

FREEHOLD

NO CHAIN - Spacious four bedroom mid-terrace home situated in an extremely popular location convenient for a wide range of amenities including schools, shops and access to public transport. The property has recently undergone a scheme of refurbishment and features well proportioned accommodation throughout comprising entrance hall, separate living and sitting rooms, dining kitchen, ground floor w.c, four bedrooms, shower room and an enclosed garden to the rear.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

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• NO CHAIN • FOUR BEDROOM MID-TERRACE HOME • EXTREMELY POPULAR LOCATION • CONVENIENT FOR A RANGE OF AMENITIES • GROUND FLOOR W.C • CELLAR • IDEAL FIRST TIME BUY OR BUY TO LET • SEPARATE SITTING & LIVING ROOMS





ENTRANCE HALL

Staircase to the first floor landing and doors to the living room, sitting room, cellar and the dining kitchen.

LIVING ROOM

Double glazed bay window to the front.

SITTING ROOM

Double glazed window to the rear.

DINING KITCHEN

Double glazed window to the side, part glazed door to the side and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit.

GROUND FLOOR W.C

Obscure window to the rear, low level w.c and wash hand basin.

CELLAR

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

Double glazed window to the front.

BEDROOM TWO

Double glazed window to the rear.

BEDROOM THREE

Double glazed window to the rear.

BEDROOM FOUR

Double glazed window to the front.

SHOWER ROOM

Double glazed window to the side, tiled floor, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

REAR GARDEN

To the rear of the property is a low maintenance enclosed garden.

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

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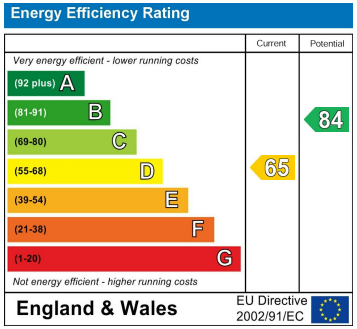












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements