





44 LANGSETT ROAD

WOLVERHAMPTON, WV10 0TE

OFFERS IN THE REGION OF £165,000

FREEHOLD

NO CHAIN - Modern two bedroom mid-terrace property offering surprisingly spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families or investors alike.

Benefiting from electric heating and UPVC double-glazed windows, the accommodation briefly comprises an entrance hall, a spacious rear living room with access to the garden, a fitted kitchen, two bedrooms and a bathroom.

Situated within an established residential area, the property is conveniently located for a range of excellent local amenities, Wolverhampton city centre and New Cross Hospital.

Set back from the cul-de-sac and accessed via a shared roadway, the property benefits from a tarmacadam frontage. To the rear is a mature garden, enjoying a pleasant outlook and backing onto a sports field.

SWF Est. 1934 SANDERS WRIGHT & FREEMAN

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• NO ONWARD CHAIN • TWO BEDROOM MID-TERRACE HOME • IDEAL FIRST TIME BUY OR BUY TO LET • ELECTRIC HEATING • OFF ROAD PARKING • ENCLOSED REAR GARDEN • MODERN HOME • EPC = E





ENTRANCE HALL

Electric wall heater and doors to the kitchen and living room.

KITCHEN

10'11" x 6'6"

Double glazed window to the front, part tiled walls and 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 space for various household appliances including a cooker, fridge freezer and plumbing for a washing machine.

LIVING ROOM

10'0" x 12'10"

Double glazed sliding patio doors to the rear, staircase to the first floor landing, electric wall heater, electric fire.

FIRST FLOOR LANDING

Loft access hatch and doors to:

BEDROOM ONE

10'0" x 9'5"

Double glazed window to the rear and electric wall heater

BEDROOM TWO

9'11" x 7'10" max

Double glazed window to the front and electric wall heater.

BATHROOM

Useful airing cupboard and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

REAR GARDEN

To the rear of the property is a pleasant and low maintenance garden. A side gate provides access to the front.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

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

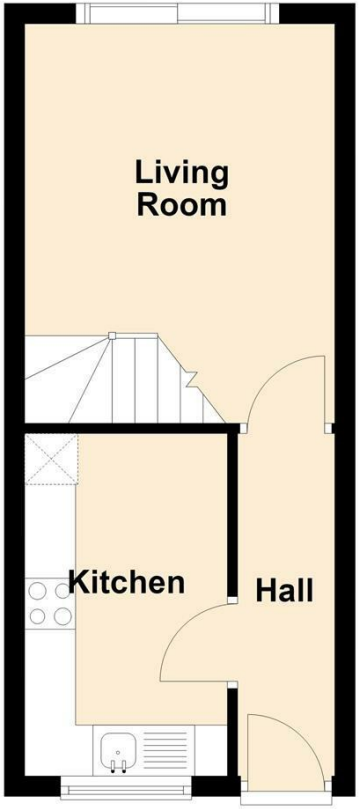
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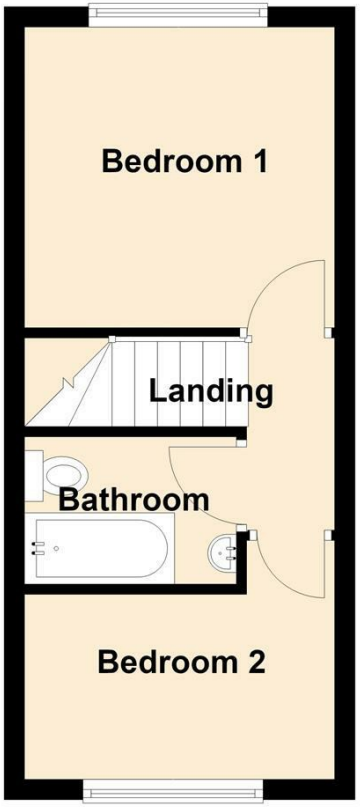


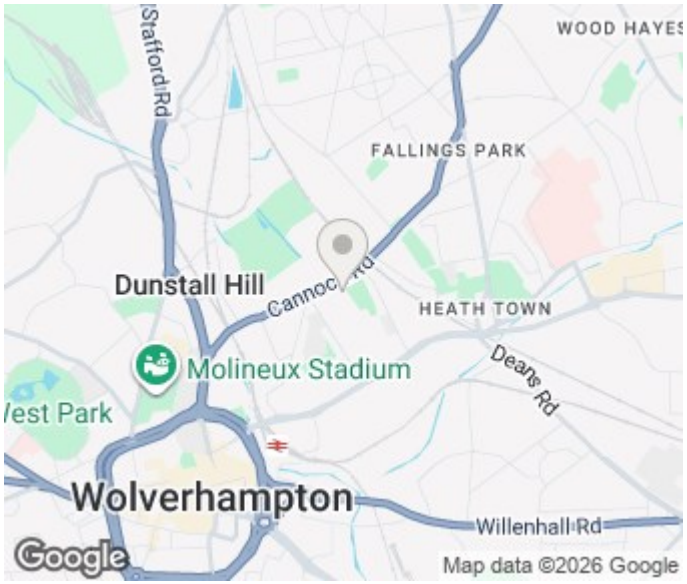


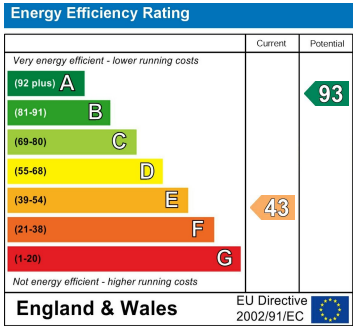
Ground Floor



First Floor







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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