39 BELMONT ROAD

WOLVERHAMPTON, WV4 5UD

OFFERS IN THE REGION OF £150,000

FREEHOLD

NO CHAIN - Spacious three bedroom mid-terrace home situated in an extremely popular cul-de-sac location convenient for a wide range of amenities including shops, schools and transport links. Whilst the property would benefit from a scheme of modernisation, it comprises well proportioned accommodation throughout featuring entrance hall, living and sitting rooms, kitchen, ground floor shower room, three double bedrooms and a pleasant garden to the rear.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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• NO CHAIN • THREE DOUBLE BEDROOMS • MID-TERRACE HOME • EXTREMELY POPULAR LOCATION • CUL-DE-SAC • LIVING & SITTING ROOMS • PLEASANT REAR GARDEN • IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE

ENTRANCE HALL

Door to the sitting room and a staircase to the first floor landing.

LIVING ROOM

11'10" x 9'6"

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

SITTING ROOM

12'5" x 9'6"

Double glazed window to the rear, radiator and door to the kitchen.

KITCHEN

10'2" x 7'8"

Double glazed window to the side and doors to the ground floor shower room and rear garden.

GROUND FLOOR SHOWER ROOM

Double glazed obscure window to the rear, radiator and suite comprising close coupled w.c, pedestal wash hand basin and shower enclosure.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'8" x 12'0"

Double glazed window to the front and radiator.

BEDROOM TWO

12'6" x 7'10"

Double glazed window to the rear and radiator.

BEDROOM THREE

10'9" x 7'8"

Double glazed window to the rear and radiator.

REAR GARDEN

To the rear of the property is a pleasant garden with a paved patio area and lawn adjacent.

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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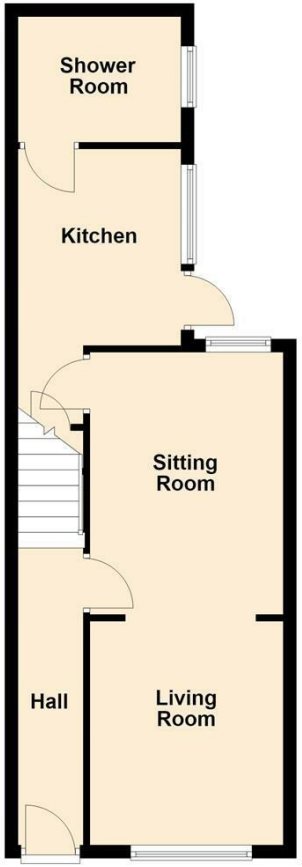
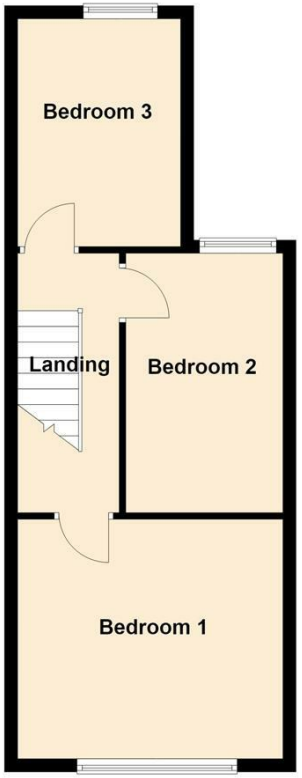
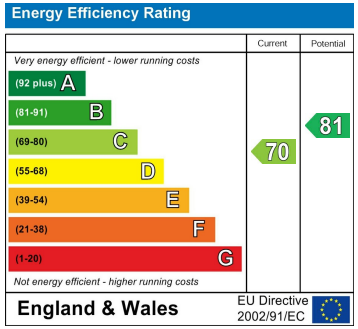
Ground Floor



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