



## 26 REGENT ROAD

WOLVERHAMPTON, WV4 4EL

OFFERS IN THE REGION OF £245,000  
**FREEHOLD**

A traditional three-bedroom semi-detached home situated in a highly sought-after location, offered for sale with NO ONWARD CHAIN. Although requiring a programme of general modernisation, the property presents an excellent opportunity for buyers to update and personalise to their own taste and requirements.

The accommodation briefly comprises an entrance hallway, living room, dining room, kitchen and utility/lobby to the ground floor, with three bedrooms and a shower room to the first floor.

Externally, a driveway provides off-road parking, while to the rear there is a generous, mature garden offering excellent outdoor space.





## 26 REGENT ROAD

- NO ONWARD CHAIN • GENEROUS REAR GARDEN • POPULAR LOCATION • TWO LIVING ROOMS • EXCELLENT POTENTIAL



### APPROACH

The property is approached via a driveway providing off road parking. Double gates to the side provide access to the rear garden.

### ENTRANCE PORCH

### HALLWAY

Radiator, staircase to the first floor landing, useful under stairs cupboard.

### LIVING ROOM

14'1" into bay x 10'5"  
Bay window to the front, radiator.

### DINING ROOM

12'2" x 10'5"  
Window and door to the rear, radiator.

### KITCHEN

8'11" x 6'4"  
Double-glazed window to the side, part tiled walls, fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. Doorway to the rear lobby/utility

### UTILITY / REAR LOBBY

Double-glazed window to the side, doorway to the rear garden.

### FIRST FLOOR LANDING

Loft access hatch, obscure window to the side.

### BEDROOM ONE

14'1" into bay x 10'5" into wardrobes  
Bay window to the front, radiator, fitted wardrobes.

### BEDROOM TWO

12'2" x 10'5" into wardrobes  
Double-glazed window to the rear, radiator, fitted wardrobes.

### BEDROOM THREE

8'8" x 6'4"  
Double-glazed window to the front, radiator.

### SHOWER ROOM

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

### REAR GARDEN

To the rear of the property is a generous sized garden with patio area, mature lawns and a large timber framed shed.

### 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 C

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>

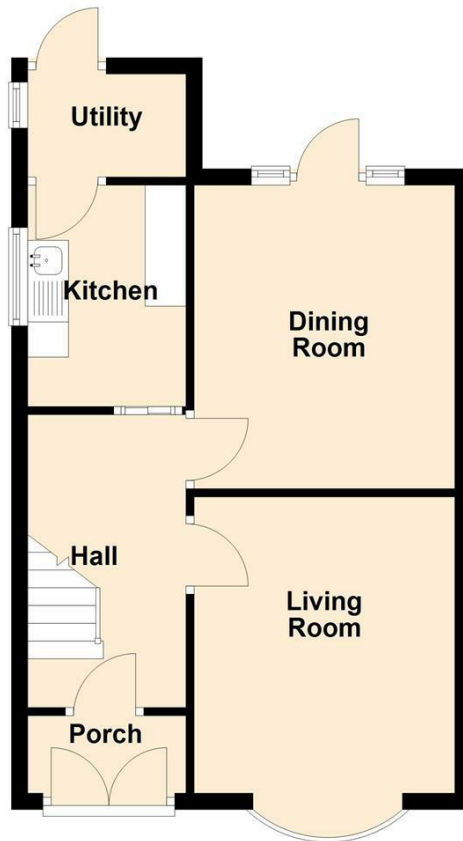
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

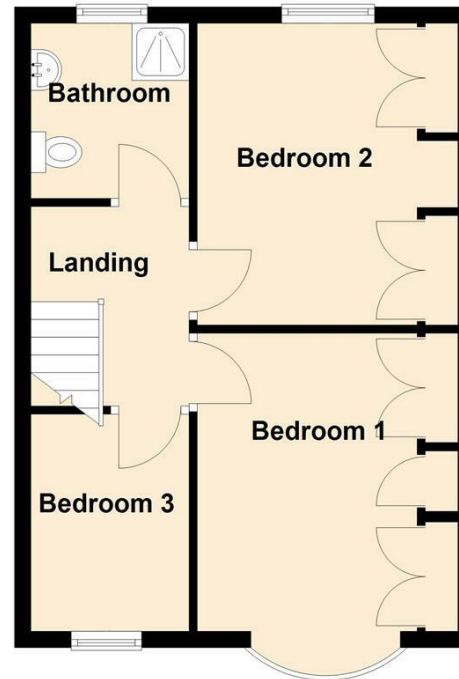
## 26 REGENT ROAD



## Ground Floor



## First Floor



| 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 |         |                         |
| <b>England &amp; Wales</b>                  |         | 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