



## 26 ATTWELL PARK WOLVERHAMPTON, WV3 7NS

£260,000  
FREEHOLD

NO CHAIN - Well presented three bedroom link-detached home situated in an extremely popular location close to a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre a short drive away. The property sits towards the head of a quiet cul-de-sac and features well proportioned accommodation throughout comprising entrance hall, living room, dining kitchen, ground floor w.c, three bedrooms, family bathroom, enclosed rear garden and a garage to the side. A driveway provides off road parking.

**SWF**  
Est. 1934  
SANDERS WRIGHT & FREEMAN

## 26 ATTWELL PARK

- Available With No Onward Chain • Sought After Cul-De-Sac Location • Convenient For A Wide Range Of Amenities • Well Presented Accommodation Throughout • Ground Floor W.C • Dining Kitchen • Driveway Providing Off Road Parking • Pleasant Enclosed Garden To The Rear



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### APPROACH

The property is approached via a tarmac driveway providing off road parking for several vehicles with an adjacent lawned foregarden.

### ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the living room, dining kitchen and ground floor w.c.

### LIVING ROOM

Double glazed window to the rear, two radiators, wall mounted electric fire, under stairs cupboard and double glazed sliding patio doors opening out to the rear garden.

### DINING KITCHEN

Double glazed window to the front, radiator, tiled floor, ceiling down lighters and a range of fitted wall, drawer and base units with work surfaces over incorporating a 1½ sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above, plumbing for a washing machine and an integrated fridge and freezer.

### GROUND FLOOR W.C

Double glazed obscure window to the side, towel rail, tiled walls, tiled floor, close coupled w.c and wash hand basin with vanity unit beneath.

### FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch, built in airing cupboard and doors to:

## BEDROOM ONE

Two double glazed windows to the front, radiator, built in storage cupboard and fitted wardrobes with sliding mirror doors.

## BEDROOM TWO

Double glazed window to the rear and radiator.

## BEDROOM THREE

Double glazed window to the rear and radiator.

## FAMILY BATHROOM

Double glazed obscure window to the side, radiator, tiled floor, part tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and P-shaped panelled bath with electric shower above.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond bordered by a number of mature trees and shrubs.

## GARAGE

Electrically operated roller shutter door to the front, power points, lighting and a door providing access to the rear garden.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## TENURE Freehold

The property is freehold.

## SERVICES

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

## BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available.

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

## OTHER INFORMATION

The agent understands that a grant of probate has been applied for but is currently outstanding.

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### ADDITIONAL INFORMATION

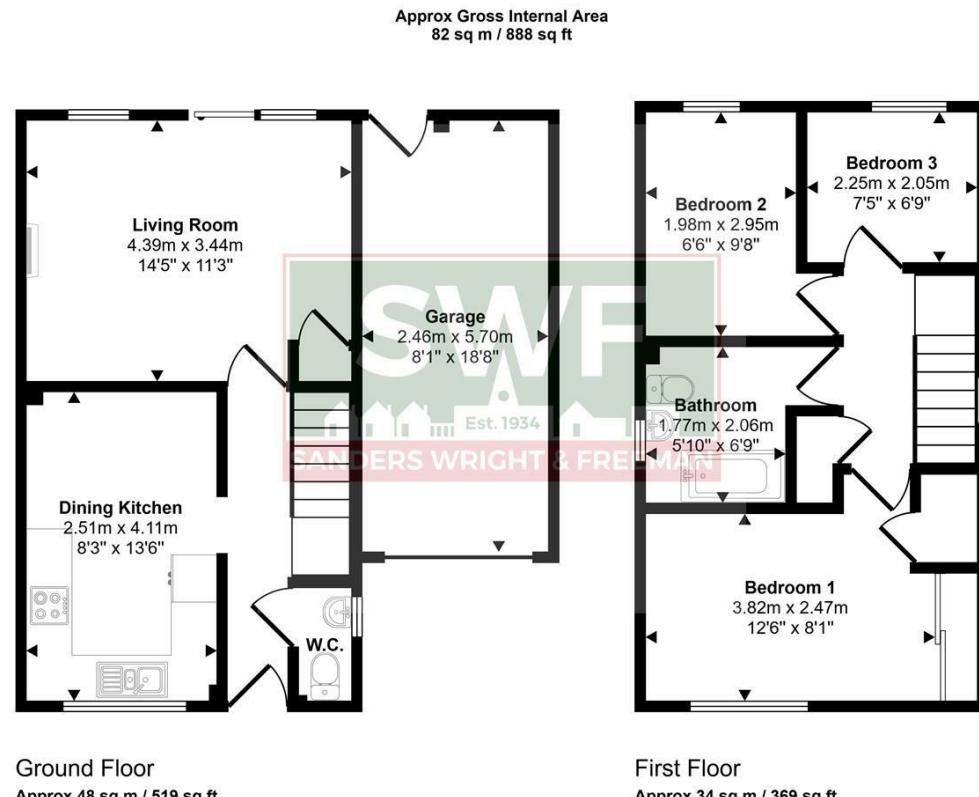
**Local Authority** – Wolverhampton

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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