



69 MILLDALE CRESCENT, FORDHOUSES WOLVERHAMPTON, WV10 6LR

OFFERS IN THE REGION OF £220,000
FREEHOLD

Three bedroom semi-detached home situated in a popular location, convenient for local shops, public transport, and access to the M54. Available with NO ONWARD CHAIN the property offers well proportioned accommodation and features a spacious living room, dining kitchen, ground floor w.c, utility, three generous bedrooms and modernised shower room. A driveway and garage provide off road parking.



69 MILLDALE CRESCENT

- NO ONWARD CHAIN • POPULAR
- LOCATION • GROUND FLOOR W.C. • DINING
- KITCHEN • UTILITY • THREE GENEROUS
- BEDROOMS • DRIVEWAY AND GARAGE



APPROACH

The property is approached via a driveway providing off road parking

HALLWAY

Staircase to the first floor landing, radiator, built in cloaks cupboard.

GUEST CLOAKROOM

Double-glazed window to the front, radiator, low-level w.c, pedestal wash hand basin.

LIVING ROOM

14'6" x 12'9" max

Double-glazed window to the front, radiator.

DINING KITCHEN

19'0" x 8'2"

Two double-glazed windows to the rear, radiator, range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. Doorway to the utility room.

UTILITY

Double-glazed window to the rear, fitted counter top work surface, sink, doors to the garage and rear garden.

FIRST FLOOR LANDING

Double-glazed window to the side, loft access hatch.

BEDROOM ONE

12'0" x 11'1"

Double-glazed window to the front, radiator, fitted wardrobes.

BEDROOM TWO

11'1" x 10'10"

Double-glazed window to the rear, radiator, fitted wardrobes.

BEDROOM THREE

8'2" x 7'9"

Double-glazed window to the front, radiator, fitted wardrobe.

SHOWER ROOM

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

GARAGE

16'3" x 7'9"

Doors to the front driveway and rear utility.

REAR GARDEN

To the rear of the property is an enclosed garden with patio and lawned areas.

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.

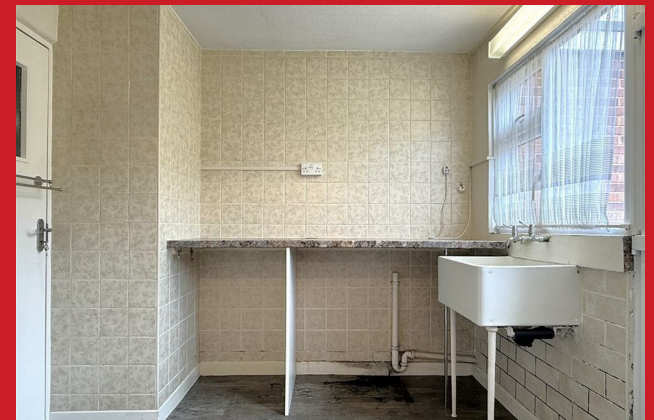
Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

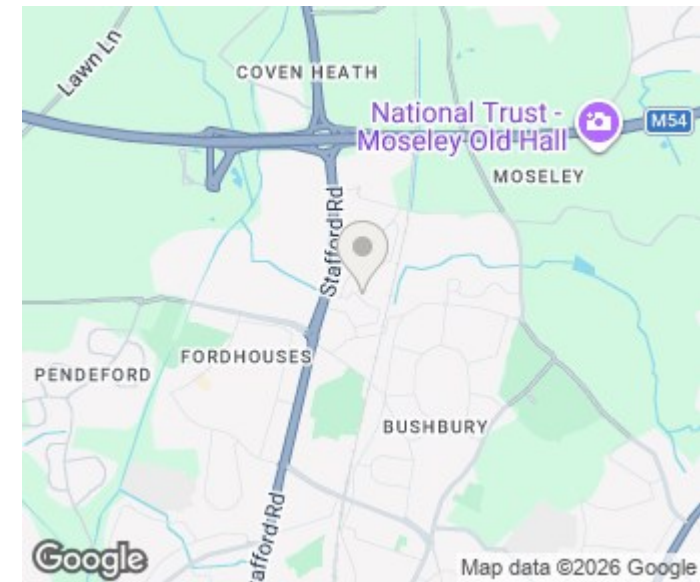
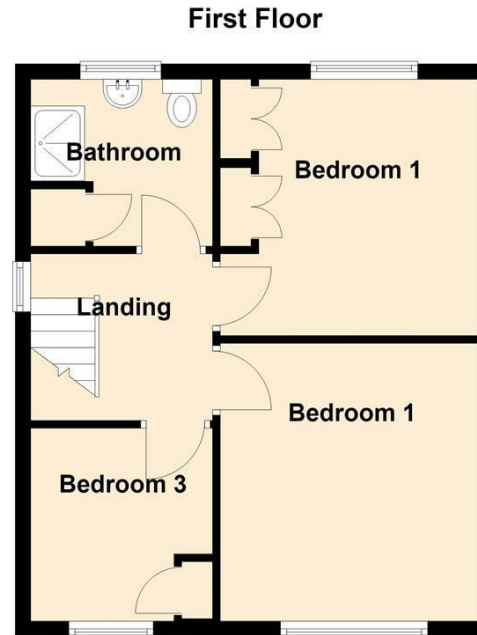
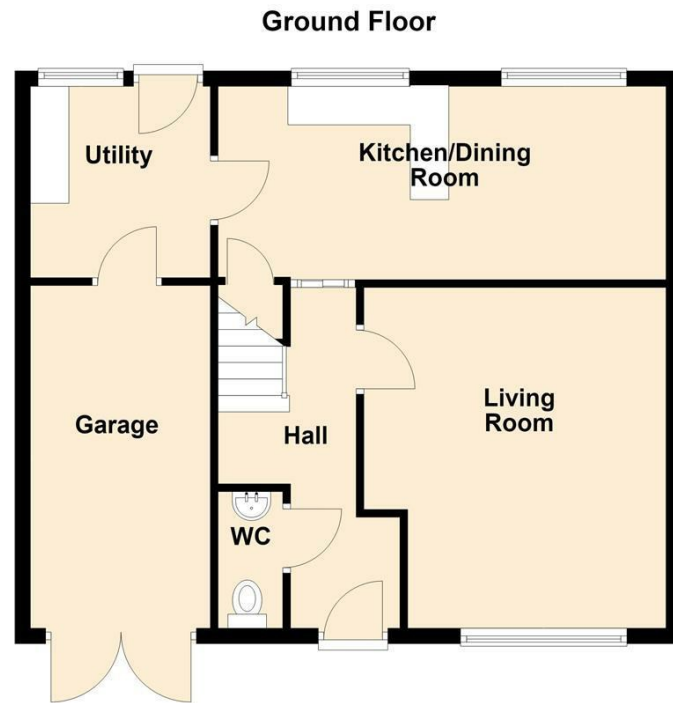
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

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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		
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