





47 TELFORD GARDENS

WOLVERHAMPTON, WV3 7LE

OFFERS IN THE REGION OF £190,000

FREEHOLD

NO ONWARD CHAIN – An extended three-bedroom terraced home situated in a popular cul-de-sac location. Benefiting from a driveway to the front, the property offers spacious open-plan living accommodation, a large rear dining kitchen with fitted appliances, three bedrooms, a family bathroom and a low-maintenance rear garden. Conveniently located for local schools, shops and public transport links, this property would make an ideal purchase for first-time buyers, families or investors alike.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

47 TELFORD GARDENS

• NO ONWARD CHAIN • EXTENDED DINING KITCHEN • SPACIOUS LIVING ROOM • DRIVEWAY PROVIDING OFF ROAD PARKING • LOCAL SCHOOLS AND SHOPS NEARBY





APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE PORCH

OPEN PLAN LIVING ROOM

Double-glazed window to the front, radiator, staircase to the first floor landing,, double doors to the dining kitchen.

DINING KITCHEN

Double-glazed window and door to the rear, radiator, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above, incorporating a breakfast bar, and stainless steel double sink and drainer unit with mixer tap. Integral appliances include oven, hob, dishwasher, fridge and freezer.

FIRST FLOOR LANDING

Built in airing cupboard, loft access hatch.

BEDROOM ONE

Double-glazed window to the front, radiator, built in wardrobe with sliding mirror doors.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the rear, towel rail, radiator, white suite comprising panelled bath, sink with vanity cupborad beneath, and close-coupled w.c.

REAR GARDEN

To the rear of the property is a low maintenance garden with paved patio area and artificial lawn beyond.

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.

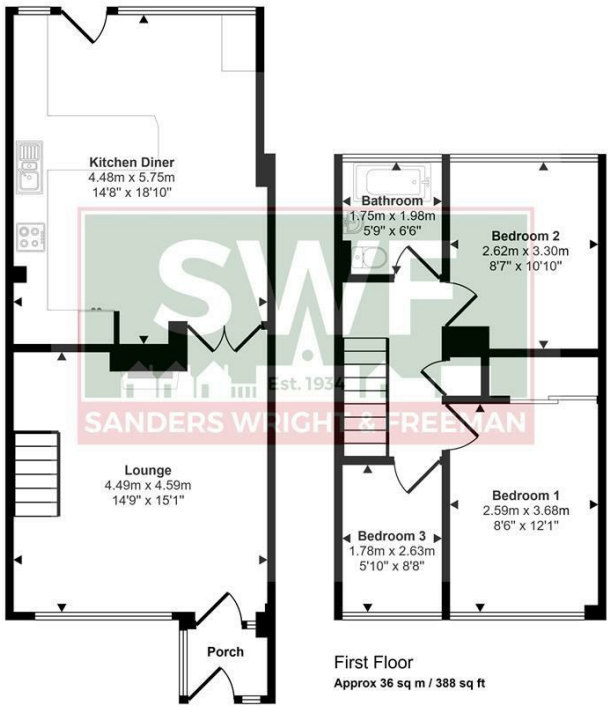
Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk







Approx Gross Internal Area
84 sq m / 906 sq ft

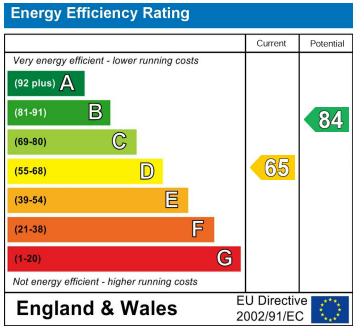


Ground Floor
Approx 48 sq m / 518 sq ft

First Floor
Approx 36 sq m / 388 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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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