# 136 LIME STREET

## WOLVERHAMPTON, WV3 0HA

## OFFERS IN THE REGION OF £160,000

FREEHOLD

NO CHAIN - Extremely well presented three bedroom mid-terrace home situated in a popular location convenient for a range of amenities including shops, schools and access to public transport with the wider amenities of Wolverhampton City Centre within easy reach. The property offers spacious and well proportioned accommodation throughout comprising separate living and sitting rooms, kitchen, ground floor bathroom, three bedrooms and an enclosed rear garden.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

# 136 LIME STREET

• Available With No Onward Chain • Extremely Well Presented Three Bedroom Terraced Home • Situated In An Ever Popular Location • Ideal For A Range Of Amenities And Transport Links • Separate Living & Sitting Rooms • Gas Central Heating & Double Glazed • Enclosed Rear Garden • Ideal For First Time Buyers & Buy To Let Investors

## LIVING ROOM

11'8" x 11'7"

Double glazed window to the front, radiator and door to the sitting room.

## SITTING ROOM

11'11" x 11'8"

Double glazed window to the rear, radiator, staircase to the first floor landing and door to the kitchen.

## KITCHEN

10'10" x 6'3"

Double glazed window to the side, tiled walls, radiator and fitted drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for various household appliances and a door to the rear lobby.

## REAR LOBBY

Doors to the rear garden and ground floor bathroom.

## BATHROOM

Double glazed obscure window to the side, tiled walls, tiled floor and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

11'10" x 11'7"

Double glazed window to the front and radiator.

## BEDROOM TWO

11'11" x 8'10"

Double glazed window to the rear, radiator and built in storage cupboard with loft access hatch.

## BEDROOM THREE

10'11" x 6'4"

Double glazed window to the rear and radiator.

## REAR GARDEN

## 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 A

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.

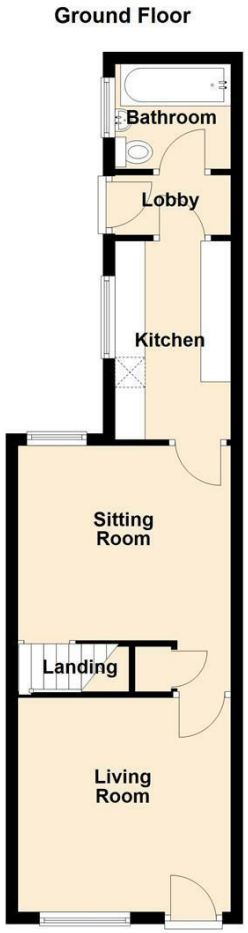
Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

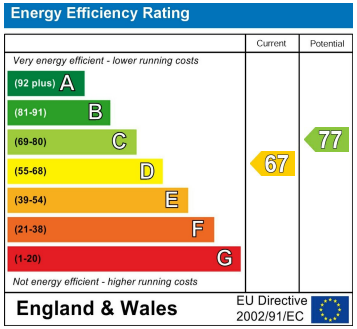
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

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

## 136 LIME STREET






SWF Est. 1934
SANDERS WRIGHT & FREEMAN

Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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