



39 MILL GREEN WOLVERHAMPTON, WV10 6LX

OFFERS IN THE REGION OF £265,000
FREEHOLD

Internal inspection is highly recommended for this uniquely presented detached home, which has been lovingly maintained and thoughtfully adapted by the current owners.

Currently arranged as a spacious two-bedroom house, the property offers flexibility to convert back to its original three-bedroom layout if desired, and is available with NO ONWARD CHAIN.

The accommodation comprises an entrance hall, living room, dining area, extended sitting room, modern kitchen, and utility/W.C. On the first floor, there is a superb master bedroom, a second double bedroom with fitted wardrobes, and a re-fitted contemporary shower room.

A standout feature of this lovely home is the impressive rear garden, offering a delightful outlook and an ideal space for relaxing or entertaining.



39 MILL GREEN

- NO CHAIN • LARGE MATURE REAR GARDEN • HIGHLY SOUGHT AFTER LOCATION • UNIQUELY PRESENTED • EXTENDED REAR SITTING ROOM • UTILITY AND GROUND FLOOR W.C. • RE-FITTED SHOWER ROOM • SIDE GARAGE • CONVENIENT FOR ACCESS TO M54



APPROACH

The property is approached via a driveway providing off road parking and access to the side garage and entrance porch.

ENTRANCE PORCH

ENTRANCE HALL

Radiator, exposed floor boards, staircase to the first floor landing, doorway to the living room.

OPEN PLAN LIVING / DINING ROOM

LOUNGE AREA

13'2" x 12'9" max, 9'7" min

Double-glazed bow window to the front, radiator, feature fireplace and exposed beams.

DINING AREA

11'2" x 8'5"

Exposed floorboards, beamed ceiling, doors to the sitting room and kitchen.

EXTENDED SITTING ROOM

18'7" x 14'7" max, 9'6" min

Double-glazed window and doors to the rear, two radiators, beamed ceiling.

KITCHEN

10'11" x 7'0"

Double-glazed window to the rear, close-coupled w.c, Bespoke wall, drawer and base cupboards with roll edge work surfaces above, space for a cooking range, doorway the side garage and utility.

UTILITY / W.C.

Double-glazed obscure window to the rear, close coupled w.c, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel and sink drainer unit, plumbing for a washing machine.

FIRST FLOOR LANDING

Built in airing cupboard.

BEDROOM ONE

15'11" x 12'9" max, 9'9" min

Three double-glazed windows to the front, two radiators.

BEDROOM TWO

9'9" x 9'3" into wardrobes

Double-glazed window to the rear, radiator, fitted wardrobes with sliding mirror doors.

RE-FITTED SHOWER ROOM

Double-glazed obscure window to the rear, radiator, tiled walls, contemporary suite comprising low-level w.c, sink with vanity cupboard beneath, and corner shower enclosure.

GARAGE

16'5" x 7'9"

Up and over door to the front, electric power points, lighting, doorway to the rear garden.

REAR GARDEN

A particular feature of the property is the impressive rear garden, offering a delightful outlook and an ideal space for relaxing or entertaining.. There is a large

decked patio area, mature lawns and a variety of mature trees and shrubs.

TENURE Freehold

The property is freehold.

SERVICES

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

COUNCIL TAX

Wolverhampton City Council - Tax Band D

BROADBAND

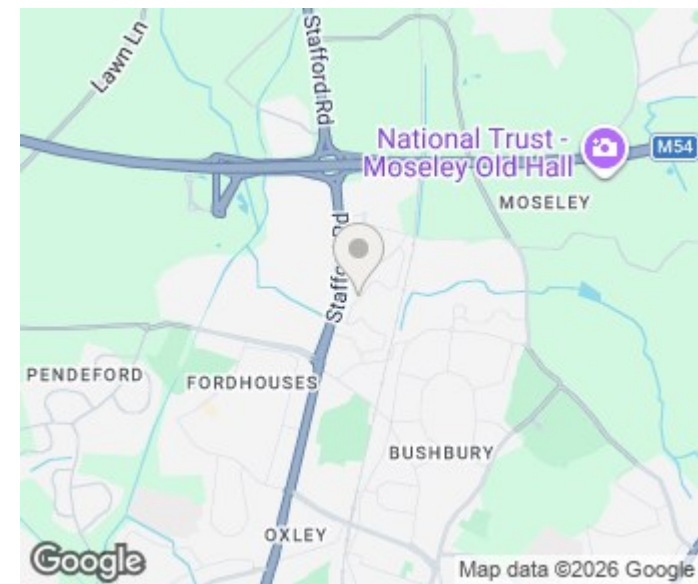
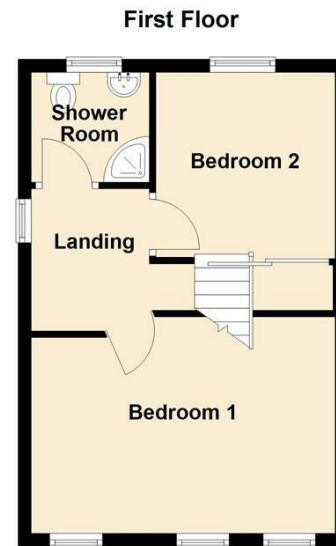
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availibilty and speed

39 MILL GREEN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555
13 Waterloo Road enquiries@swfestateagents.co.uk
Wolverhampton www.swfestateagents.co.uk
West Midlands
WV1 4DJ

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