8 LLOYD STREET

WOLVERHAMPTON, WV6 0RL

OFFERS IN THE REGION OF £169,950

FREEHOLD

Two bedroom mid-terrace home situated in a popular location off Newhampton Road West convenient for a range of amenities including schools, shops and access to public transport whilst also benefitting from easy access to the further amenities of Newbridge, Tettenhall Village and Wolverhampton City Centre. The property has been well maintained by the current owner and features spacious accommodation throughout comprising entrance hall, separate living & sitting rooms, kitchen, ground floor bathroom, two double bedrooms and a paved courtyard garden to the rear.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

8 LLOYD STREET

• Well Presented Accommodation Throughout • Traditional Two Bedroom Mid-Terrace Property • Popular Location Convenient For A Range Of Amenities • Separate Living & Sitting Rooms • Ground Floor Bathroom • Pleasant Rear Courtyard Garden • Two Double Bedrooms • Viewing Highly Reccommended

APPROACH

The property is approached via a shared access courtyard.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Radiator, staircase to the first floor landing and doors to the sitting room and living room.

SITTING ROOM

Double glazed window to the front, radiator and feature fireplace.

LIVING ROOM

Double glazed window to the rear, useful under stairs cupboard with power points, radiator and feature fireplace with inset gas fire. Opening to the kitchen.

KITCHEN

Double glazed window to the side, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, space for a fridge and plumbing for a washing machine. Opening to the rear lobby.

REAR LOBBY

Doors to the ground floor bathroom and door to the rear garden.

BATHROOM

Double glazed obscure window to the side, towel rail, tiled walls and suite comprising low level w.c, wash hand basin with vanity unit beneath and panelled bath with shower above.

FIRST FLOOR LANDING

Loft access hatch and doors to:

BEDROOM ONE

Double glazed window to the rear, built in storage cupboard and radiator.

BEDROOM TWO

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

REAR GARDEN

To the rear of the property is a paved courtyard garden with a number of raised flowerbeds. A right of way provides access to the side.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

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 availibilty and speed

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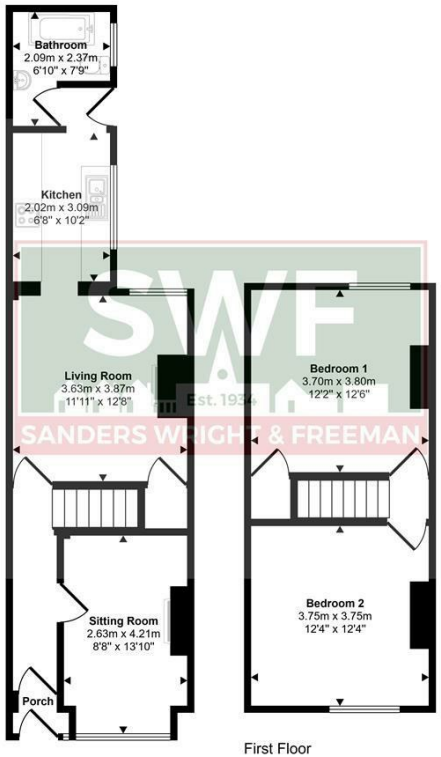
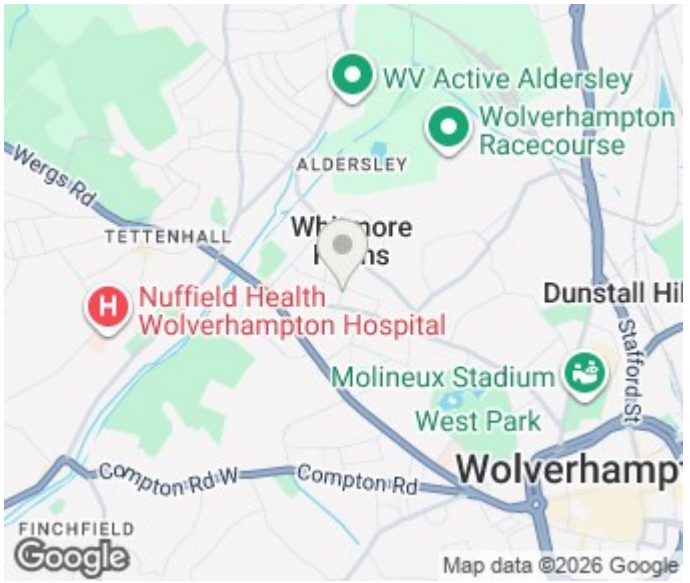
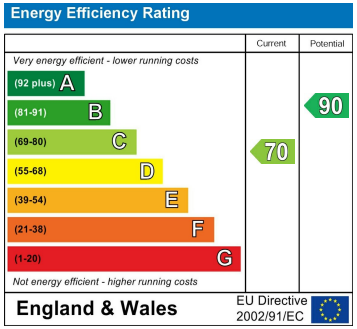
Approx Gross Internal Area
78 sq m / 835 sq ft



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