



27 DUNSTER GROVE

WOLVERHAMPTON, WV6 7RU

OFFERS IN THE REGION OF £350,000
FREEHOLD

NO CHAIN - Well presented three bedroom detached home situated in an extremely sought after location on Perton convenient for a wide range of amenities including schools, shops and access to public transport. The property sits well back from the road in an enviable position with a sweeping driveway providing ample off road parking and features spacious accommodation throughout comprising entrance porch, hallway, ground floor w.c, living room, sitting area, dining room, kitchen, utility, three bedrooms, family bathroom, well maintained rear garden and garage.



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- Available With No Onward Chain • Executive Three Bedroom Detached Home • Sweeping Driveway To The Front • Envious Position On Dunster Grove • Separate Living, Sitting & Dining Areas • Utility Room • Low Maintenance Rear Garden • Viewing Is Highly Recommended



APPROACH

The property is approached via a sweeping driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Radiator and doors to the hallway and ground floor w.c.

GROUND FLOOR W.C

Window to the front, radiator and low level w.c.

HALLWAY

Staircase to the first floor landing and a doorway to the living room.

LIVING ROOM

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

SITTING ROOM

Door to the kitchen, archway to the dining room.

DINING ROOM

Two double glazed windows and radiator.

KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls, under stairs cupboard 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. A door provides access to the utility room.

UTILITY ROOM

Window to the rear, radiator and fitted counter top work surfaces with space beneath for various household appliances. A part glazed door provides access to the rear.

FIRST FLOOR LANDING

Double glazed obscure window to the side, built in airing cupboard and doors to:

BEDROOM ONE

Double glazed window to the front, radiator and built in wardrobes.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the front and a range of fitted bedroom furniture.

FAMILY BATHROOM

Double glazed obscure windows to the side and rear, tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin, panelled bath and corner shower enclosure.

REAR GARDEN

To the rear of the property is a pleasant, low maintenance enclosed garden. A side gate provides access to the front.

GARAGE

Electrically operated door to the front.

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 - South Staffordshire Council - Tax Band D

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.

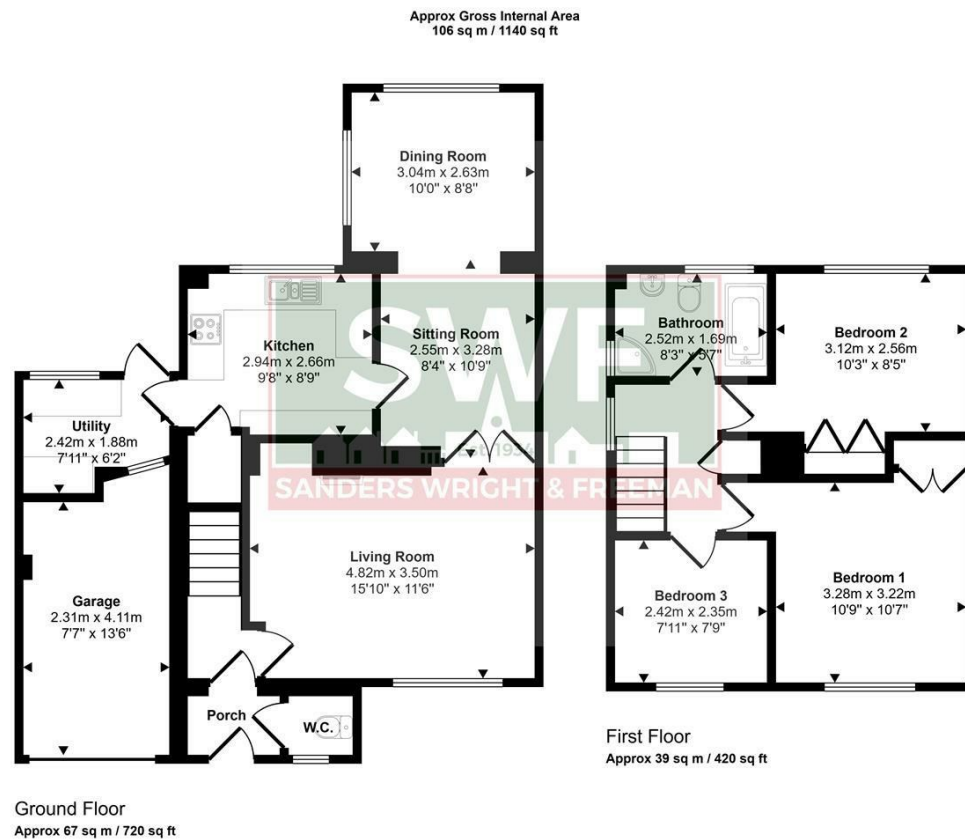
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

OTHER INFORMATION

The agent understands that a grant of probate has been applied for but are currently outstanding.

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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