



**LEE COOKE**  
ESTATE AGENCY GROUP

Frederick Road, Wolverhampton, WV11

Offers Over £195,000

**LEE COOKE**  
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## Frederick Road, Wolverhampton, WV11

Lee Cooke Estate Agency Group proudly presents this traditional and highly deceptive semi-detached home, offered with no upper chain and ready for immediate occupancy. Ideally situated just a stone's throw away from popular shopping areas and local amenities.

Externally, the property benefits from off-road parking to the front and a particularly generous rear garden.

Internally, the accommodation offers a flexible arrangement of living spaces, including a lounge, a dining room with an adjoining sitting area, and a fitted kitchen. Upstairs, you will find two spacious double bedrooms and a remarkably large family bathroom.

This home is perfect for those seeking convenience and ample indoor and outdoor space. Viewing is highly recommended to fully appreciate all that this property has to offer.

### Location & Area

Situated on Frederick Road, the property enjoys a prime location within reasonable walking distance of shopping centres, including Wednesfield High Street and Bentley Bridge Retail Park. New Cross Hospital is also nearby, and excellent bus links provide easy access to Wolverhampton City Centre.

Wednesfield offers a fantastic selection of shops, doctors, dentists, and public houses with eateries, ensuring all your daily needs are met within easy reach.





## Entrance Porch

Double glazed door to front access, feature oak floor leading into the hall, and tiled floor.

## Entrance Hall

Feature oak door leading into the entrance porch, stairs to first floor landing, door to lounge, and central heated radiator.

## Lounge

17'1" (into bay) x 12'7" (into recess)

Double glazed bay window to front, storage cupboard housing boiler, central heated radiator, gas fire with fitted surround, and doors to various rooms.





## Dining Area

10'0" x 9'2" (into recess)

Door to kitchen, door to lounge, opening leading to the sitting area, central heated radiator, and laminate floor.

## Sitting Area

8'0" x 6'6"

Laminate floor, opening leading to the dining room, and double glazed patio doors to rear.

## Kitchen

17'9" x 6'2" max

Double glazed window to rear, double glazed window to side, door to side access, and door leading to the dining area. Wall and base units with roll top work surfaces and sink unit, tiled floor, and part tiled walls.



## First Floor Landing

Double glazed window to side, stairs from ground floor, doors to all rooms, and loft access.

## Bedroom 1

14'0" (maximum) x 11'3" (minimum) x 12'6"

Two double glazed windows to front, laminate floor, central heated radiator, and built-in wardrobe.

## Bedroom 2

13'5" x 8'6" (into recess)

Double glazed window to rear, laminate floor, and central heated radiator.



## Bathroom

A particularly spacious bathroom which requires viewing to appreciate. Features a low flush WC, pedestal wash basin, panel bath with fitted shower screen, double glazed window to rear, and heated towel rail.

## Front Garden

Off-road parking at the front and gated access leading to the rear.

## Rear Garden

A particularly large rear garden with a lawned area, gate leading to front access, and a selection of trees, plants, and shrubs.





## Agent Notes

### Services

Please confirm with your solicitor regarding the connected services to the property.

### Fixtures and Fittings

Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

### Consumer Protection

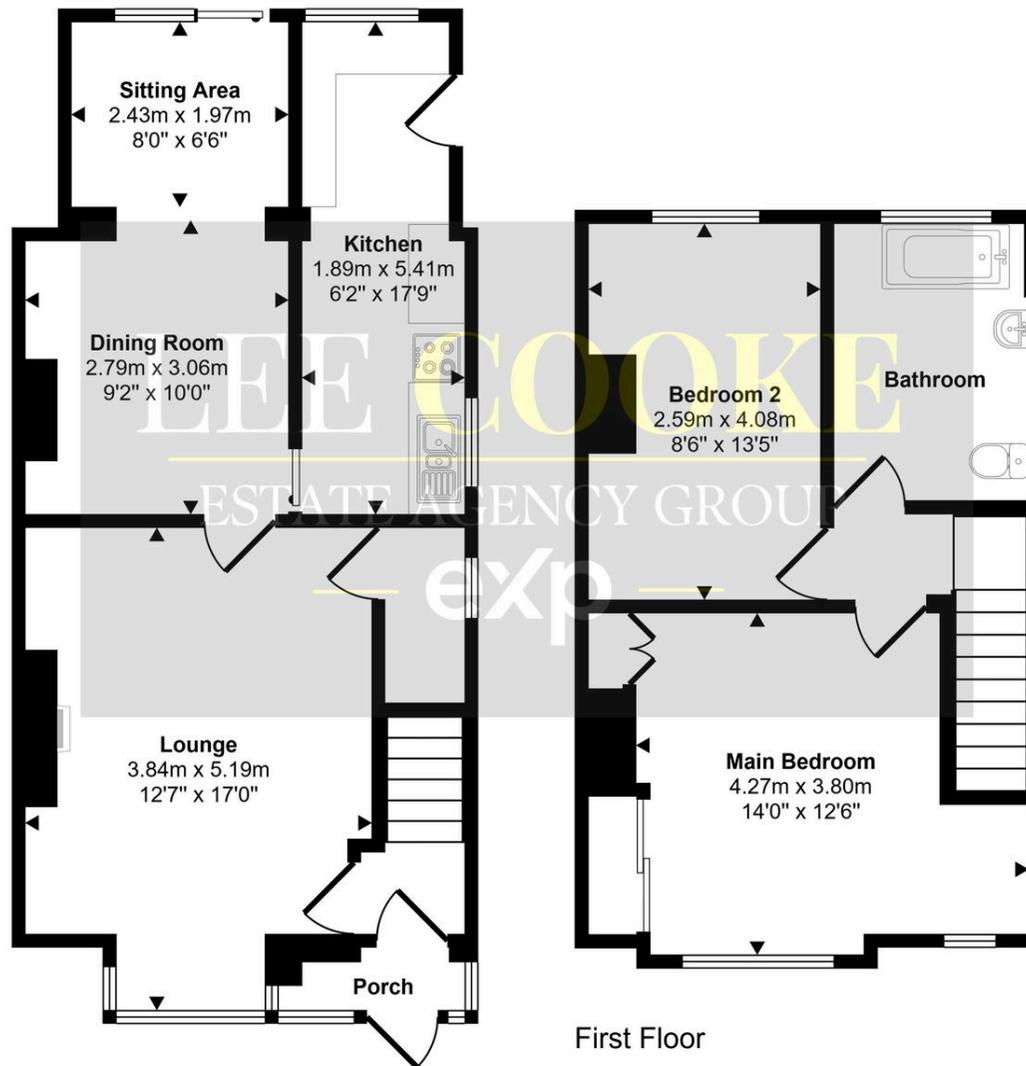
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Ground Floor

First Floor

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