



9 Aintree Road  
Fordhouses,  
Wolverhampton,  
WV10 6PT

Asking Price Of £230,000

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**

Attractive semi-detached home located on a pleasant side road in a highly sought after location, convenient for access to the M54 and I54 business park. Very well presented throughout the property features a through lounge/diner, conservatory, kitchen, further dining area, ground floor shower room, first floor bathroom, three generous bedrooms and a useful store. A driveway provides off road parking and to the rear is a pleasant rear garden.

#### **APPROACH**

The property is approached via a driveway providing off road parking.

#### **RECEPTION HALL**

Staircase to the first floor landing and doors to the living room and kitchen.

#### **THROUGH LOUNGE/DINING ROOM 23' 9" x 10' 11" (7.25m max x 3.35m)**

Double-glazed window to the front, two radiators and double-glazed sliding patio door to the rear conservatory.

#### **CONSERVATORY**

Double-glazed to the side and rear, radiator and sliding patio door to the rear garden.

#### **KITCHEN 7' 8" x 7' 6" (2.34m x 2.3m)**

Window to the rear, tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl stainless steel sink and drainer unit with mixer tap. There is plumbing for a dishwasher, towel rail and an opening to the side lobby.

#### **SIDE LOBBY**

Doors to the rear garden and shower room, and access to the dining area.

#### **DINING AREA 12' 4" x 8' 4" (3.77m x 2.55m)**

Fitted breakfast bars, useful storage areas and double doors to a front store/utility area.

**UTILTIY / STORE** Up and over door to the front driveway, plumbing for a washing machine and space for various household appliances.

#### **GROUND FLOOR SHOWER ROOM**

Double-glazed obscure window to the rear, tiled walls, low level w.c, wash hand basin and shower enclosure.

#### **FIRST FLOOR LANDING**

Loft access hatch and doors to:

#### **BEDROOM ONE 13' 5" x 10' 9" (4.1m max x 3.3m)**

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

#### **BEDROOM TWO 10' 9" x 10' 9" (3.3m x 3.29m)**

Double-glazed window to the rear, radiator and fitted wardrobes.

#### **BEDROOM THREE 8' 1" x 7' 7" (2.47m x 2.32m)**

Double-glazed window to the rear and radiator.

#### **FAMILY BATHROOM**

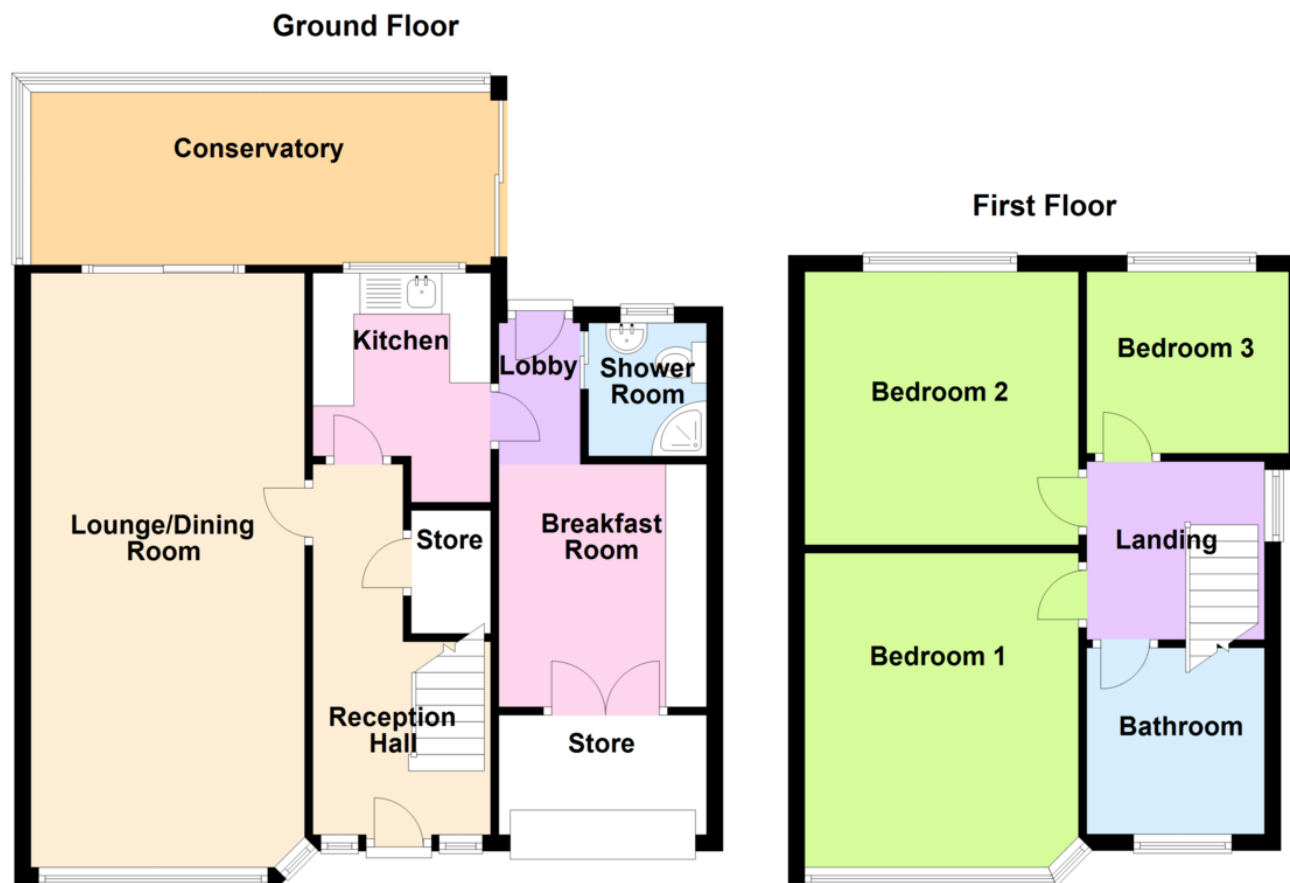
Double-glazed oriel window to the front, tiled walls, radiator and white suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

#### **REAR GARDEN**

To the rear of the property is a very attractive garden with patio and lawned areas, garden pond and summer house.



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