



Most attractive semi-detached home in a popular location, convenient for access into the city centre as well as a host of amenities including public transport and a range of schools including the Royal Wolverhampton. Very well presented throughout the property comprises reception hall, living room, sitting room, dining kitchen, utility, guest w.c, garage/store, three generous bedrooms and impressive family bathroom. A driveway to the front provides off road parking and to the rear is a fine southerly facing garden.

APPROACH

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

ENTRANCE PORCH

Double doors leading through to the reception hall.

RECEPTION HALL

Staircase to the first floor landing, under stairs cupboard and doors to:

LIVING ROOM 13' 1" x 10' 5" (4.01m into bay x 3.2m)

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

DINING ROOM 12' 11" x 10' 8" (3.94m x 3.27m)

Double glazed window and door to the rear garden and radiator.

DINING KITCHEN 14' 4" x 9' 8" (4.39m x 2.97m)

Double glazed window and door to the rear garden, radiator, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surface above incorporating a 1 1/4 bowl stainless steel sink and drainer unit with mixer tap. There is a built in double oven with a 4 ring gas hob above, integral dishwasher, space for a fridge freezer and a doorway to the utility.

UTILITY ROOM

Tiled floor, fitted roll edge counter top work surface with space for a washing machine and dryer beneath, doors to a store room and guest cloakroom.

GUEST W.C.

Radiator, pedestal wash hand basin and low level w.c.

GARAGE/STORE 7' 8" x 7' 6" (2.35m x 2.3m)

Up and over door to the front.

FIRST FLOOR LANDING

Loft access hatch with drop down ladder and doors to:

BEDROOM ONE 12' 11" x 11' 5" (3.94m x 3.48m)

Double glazed window to the rear and radiator.

BEDROOM TWO 13' 5" x 10' 5" (4.1m into bay x 3.19m)

Double glazed bay window to the front and radiator.

BEDROOM THREE 8' 8" x 7' 2" (2.66m x 2.2m)

Double glazed window to the front and radiator.

REFITTED BATHROOM 9' 8" x 7' 6" (2.96m x 2.3m)

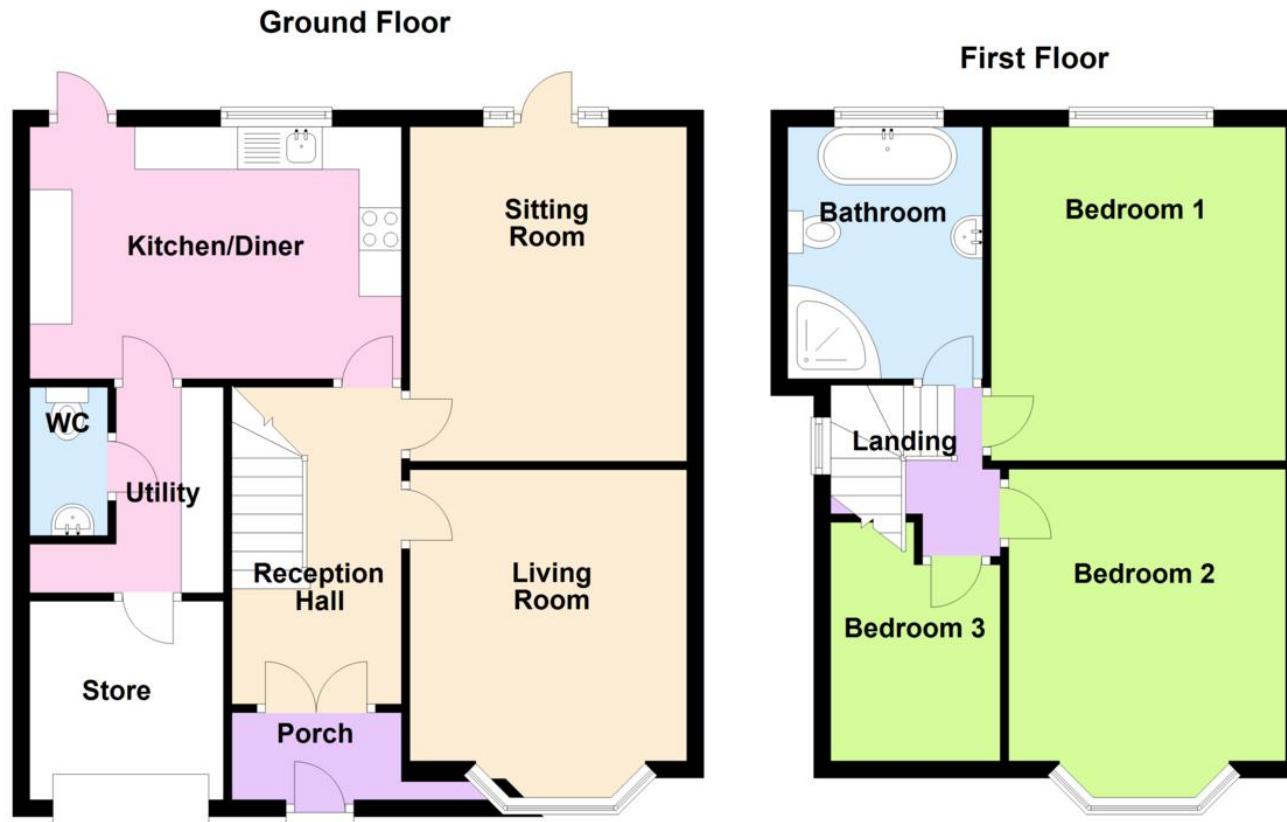
Double glazed obscure window to the rear, tiled floor, tiled walls, ceiling down lights and suite comprising close coupled w.c, wash hand basin, shower enclosure and bath.

REAR GARDEN

To the rear of the property is a superb southerly facing garden with lawn and patio areas.



Asking Price Of £265,000



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