



10 Sandwell Road, Fordhouses, Wolverhampton, West Midlands, WV10 6SJ



3 1 1

Offers Around £170,000

- End Terrace House
- Lounge & Conservatory
- Three Well Proportioned Bedrooms
- Potential To Extend To Side Subject To Planning Laws
- Cul De Sac Location & No Chain
- EPC = G





Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.



Property description

****THREE BEDROOMS**END TERRACE HOUSE**SCOPE FOR EXTENSION**NO CHAIN**** Set on a sizeable plot with plenty of scope to extend (subject to planning laws), this THREE bedroom end terrace house is situated within a Cul De Sac Location and is well placed to local amenities to include a local shopping precinct, schooling literally on your doorstep and good road network links to Wolverhampton City Centre and M54/M6 Motorway. Being sold with NO UPWARD CHAIN, the accommodation in brief comprises of :- Side entrance door and hallway, living room with recently decorated white walls and new laminate flooring, refitted breakfast kitchen with granite work surfaces and space and plumbing for appliances. Sliding door leads into a conservatory overlooking a well established, patio and lawned garden that is larger than average for this design of home. To the first floor are three well proportioned bedrooms and family bathroom. Further benefitting from double glazing and central heating, the properties frontage provides parking for various vehicles and lawned garden set behind decorative wall.

Accommodation

SIDE ENTRANCE DOOR

ENTRANCE HALLWAY

LOUNGE

4.4m/3.8m x 3.9m (14'5"/12'5" x 12'9")

BREAKFAST KITCHEN

4.9m x 2.4m (16'0" x 7'10")

CONSERVATORY

2.6m x 2.4m (8'6" x 7'10")

FIRST FLOOR LANDING

BEDROOM ONE

3.6m/2.7m x 3.0m (11'9"/8'10" x 9'10")

BEDROOM TWO

2.7m x 2.6m (8'10" x 8'6")

BEDROOM THREE

2.0m x 2.3m (6'6" x 7'6")

BATHROOM

1.7m x 1.5m (5'6" x 4'11")

FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/12488899>

Tenure: Freehold


To view the property plan in amazing 3D go to the Property Search at www.dbroberts.co.uk

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		9	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		22	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 