



17 Wistwood Hayes
Moseley Parklands,
Wolverhampton,
WV10 8UQ

Asking Price Of £230,000

Est. 1934

SWF



SANDERS WRIGHT & FREEMAN

Spacious link-detached home in a pleasant cul-de-sac location with impressive dining kitchen, conservatory, living room, guest cloakroom, three bedrooms (previously 4 and could be converted back) and re-fitted bathroom. The property has a driveway, large enclosed car port, and garage and is well located for access to M54/I54 as well as transport links into the City centre.

APPROACH

The property is approached via a block paved driveway providing off road parking and access to the side car port / garage.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the living room and cloakroom.

CLOAKROOM

Double glazed window to the front, radiator, wash hand basin with splash back tiling and low level w.c.

LIVING ROOM 16' 10" x 12' 0" (5.15m x 3.66m)

Double glazed window to the front, radiator and feature fireplace with fitted gas fire. A door leads through to the dining kitchen.

DINING KITCHEN 15' 0" x 11' 10" (4.59m x 3.63m)

DINING AREA

Radiator, under stairs cupboard and double glazed sliding patio door to the conservatory.

KITCHEN AREA

Double glazed window to the rear, ceiling down lights, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1½ bowl sink and drainer unit with mixer tap, built in double oven with 4 ring induction hob and extractor above. There is an integral fridge and freezer, radiator and plumbing for both a washing machine and dishwasher. A door leads out to the enclosed car port.

CONSERVATORY 12' 5" x 8' 6" (3.79m x 2.6m)

Double glazed to the side and rear, double glazed double doors opening to the rear garden, tiled floor and radiator.

FIRST FLOOR LANDING

Loft access hatch, double glazed window to the side and doors to:

BEDROOM ONE 15' 1" x 9' 5" (4.6m x 2.89m to wardrobe)

Two double glazed windows to the front, two radiators and fitted wardrobes with over head storage.

BEDROOM TWO 12' 3" x 8' 11" (3.74m x 2.74m)

Double glazed window to the rear and radiator.

BEDROOM THREE 9' 3" x 5' 11" (2.83m x 1.82m)

Double glazed window to the rear and radiator.

RE-FITTED BATHROOM

Double glazed window to the side, towel rail, ceiling down lights and contemporary white suite comprising close coupled w.c, wash hand basin with vanity units beneath, panelled bath and corner shower enclosure.

ENCLOSED CAR PORT 17' 11" x 7' 4" (5.48m x 2.26m)

Double doors to the front, door to the rear garden and access to the garage.

GARAGE 18' 2" x 8' 2" (5.55m x 2.51m)

Up and over door to the car port, window to the rear, electric power points and lighting.

REAR GARDEN

To the rear of the property is a decked patio area with lanwed garden beyond.



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