

Rees Page



140 Green Lane, Claregate, Wolverhampton, West Midlands WV6 9HB

Situated within this established and popular residential area to the north west of Wolverhampton, and offered with no upwards chain, this traditional semi detached home offers great potential for those looking for a property to improve.

The three bedroom property would benefit from a scheme of refurbishment but does benefit from radiator central heating and double glazing (both where specified), has a driveway and gardens.

Title - Freehold

EPC - D(63)

Council Tax Band - B - £1,785.02

Offers Around

£200,000

Freehold



Entrance

Is made via an enclosed porch with windows, glazed door, ceiling light, and further door into.

Reception Hall

With a ceiling light, radiator, understairs cupboard, doors into.

Living Room

29' 0" x 10' 4" (8.84m x 3.15m)

With a ceiling light, two radiators, telephone point, double glazed front bay window, double glazed windows and doors to rear garden.



Kitchen

8' 9" x 6' 4" (2.67m x 1.93m)

With a range of fitted wall & base units, roll edge work surfaces, sink & drainer, gas hob and electric oven, extractor hood, ceiling light, double glazed window to rear and door to side.

Stairs rise from the hallway

Landing

With a double glazed side window, ceiling light, loft access hatch and doors into.

Bedroom One

14' 1" x 10' 5" (4.29m x 3.17m)

With a double glazed front bay window, ceiling light, and a radiator.



Bedroom Two

12' 8" x 10' 6" (3.86m x 3.20m)

With a double glazed rear window, ceiling light, and a radiator.

Bedroom Three

7' 0" x 6' 3" (2.13m x 1.91m)

With a double glazed front window, ceiling light and a radiator.

Shower Room

With a WC, pedestal washbasin, shower cubicle, part tiled walls, towel radiator, ceiling light, airing cupboard with Alpha boiler, and a double glazed rear window.

Outside

To the rear is a mature (somewhat overgrown) garden, with patios, lawn, shrubs and trees, cold water tap, and a dilapidated shed (potentially containing asbestos).

To the side is access to a veranda/carport area, with access to brick built cupboard and double doors to front driveway. (Note the roof has partially collapsed on what is a mostly wooden built structure).

To the fore is a driveway, gravelled area, and a variety of shrubs.



NB

The property forms part of an estate. A grant of Probate is required and has been applied for.

There is no upwards chain.

Remaining fixtures and fittings, i.e. curtains, light fittings, floor coverings etc will remain in situ as seen.

Offers are invited for consideration.

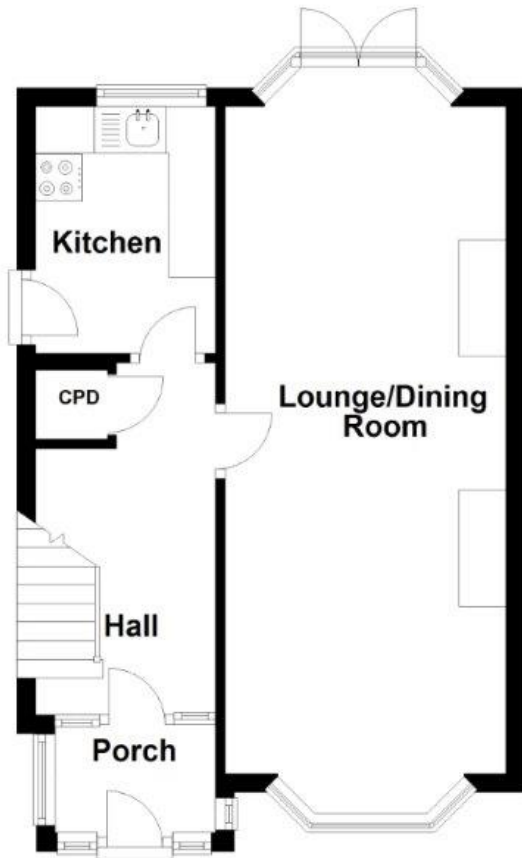
Title - Freehold

EPC - D(63)

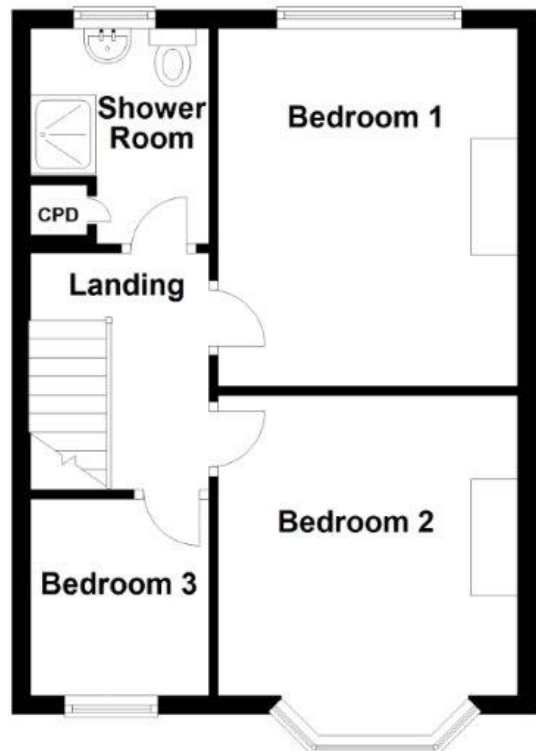
Council Tax Band - B - £1,785.02



Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

140 Green Lane, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road

Wolverhampton

WV1 4BL

T: 01902 577775

Email: sales@reespage.com

Rees Page