

Rees Page



49 East Road, Brinsford, Wolverhampton, WV10 7NP

Situated at the end of a cul-de-sac, with open fields to the side and rear. This much loved family home is within a semi-rural area to the north of Wolverhampton and is ideal for commute.

Briefly, the accommodation comprises of living room, kitchen diner, guests WC, three bedrooms and a shower room. Benefiting from radiator central heating and uPVC double glazing, plus lawned gardens and communal parking.

With no upwards chain and offers invited for consideration, viewing is highly recommended.

Offers Around

£229,000



Entrance

Is made via a uPVC double-glazed door into a

Reception Hall

With double-glazed windows, radiator, cupboard, telephone point, ceiling light and doors into

Living Room

18' 0" (5.49m) x 11' 4" (3.45m) max / 9' 10" (3.00m) min

Having a double-glazed front window plus patio door to rear garden, ceiling lights, tiled fireplace with gas fire, TV point and a radiator.



Kitchen Diner

18' 0" max / 8' 9" min (5.49m / 2.67m) - 10' 1" max / 7' 1" min (3.07m / 2.16m)

Having a range of fitted wall and base units, roll edge work surfaces, part-tiled walls, inset sink and drainer, electric cooker, plumbing for a washing machine, double -glazed windows to front and rear, radiator, TV point and door into

Rear Lobby

With a ceiling light, door to rear garden and door into

Guests WC

With a double-glazed rear window, ceiling light, wash basin with cupboard and a WC.

Stairs rise from the hallway to a first floor

Landing

With a double-glazed rear window, built-in storage cupboard plus built-in airing cupboard with Worcester boiler, ceiling light, loft access hatch and doors into

Bedroom One

12' 0" max x 11' 5" to wardrobe doors (3.66m x 3.48m)

Having a range of fitted wardrobes, ceiling light, coving, TV point, radiator and a double-glazed front window.

Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m)

Having a ceiling light, coving, radiator and a double-glazed front window.



Bedroom Three

7' 11" x 8' 5" (2.41m x 2.57m)

Having a ceiling light, radiator and a double-glazed rear window.

Shower Room

7' 0" x 5' 8" (2.13m x 1.73m)

Having a glazed shower cubicle, pedestal wash basin, WC, part-tiled walls, shower point, mirrored wall cabinets, ceiling light, radiator and double-glazed rear window.

OUTSIDE:

To the rear is a charming garden with outlooks over open fields to the rear and side.

There is a spacious patio with large sun canopy, cold water tap, lawn, well stocked borders, shed, gated side access, plus door into

Store Room

11' 0" x 5' 0" (3.35m x 1.52m)

A useful brick built outhouse, with ceiling light, hooks and shelves.

The well-presented fore garden comprises of hedgerow, pathway, lawn, stocked borders and gated side access, plus open fields to the side. There are communal parking bays within the cul-de-sac.

Location

Situated to the north of Wolverhampton in a semi-rural setting, with convenient road networks nearby including the A449, A460, Junctions 1 and 2 of the M54 and Junction 11 of the M6 motorway.

For SATNAV please use the postcode WV10 7NP.

NB

The property is offered with no upwards chain.

The property forms part of an Estate and Probate has been applied for.

Curtains, carpets, blinds and light fittings are all included and will remain in situ.

Any remaining contents will be removed prior to completion.

Viewing is strictly by prior appointment.

Council Tax: South Staffordshire Band A

Title: Freehold

Energy Performance Rating: E



Total Floor Area = 79 square metres



49 East Road, 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 if travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577777

Email: sales@reespage.co.uk

Rees Page

www.reespage.com

01902 577775