



31 Springhill Road, Wednesfield, Wolverhampton, West Midlands. WV11 3AW

This semi detached home although in need of some updating has been well maintained throughout and is situated in a popular and sought after residential neighborhood. It is conveniently situated for all local amenities including shops, schools and public transport links. The ideal family accommodation briefly comprises, storm porch, lounge area, dining area, conservatory, kitchen, utility room with separate wc, three bedrooms, shower room and garage.

Asking Price £234,950 Freehold



FEATURES

- Semi Detached Home
- No Chain
- Situated In A Popular And Sought After Residential Area
- Some Updating Required
- Ideal Family Property
- Conveniently Located For All Amenities And Wednesfield Town Centre
- Three Bedrooms
- Conservatory
- Ground Floor WC
- Freehold
- Council Tax Band C



ROOM DESCRIPTIONS

Storm Porch

Light point and UPVC double glazed door with matching side panels.

Reception Hall

Stairs off, wall light point, radiator and under stairs cupboard.

Lounge Area

3.4m x 4.3m (11' 2" x 14' 1") Window to front, radiator, feature fire place and three wall light points.

Dining Area

3.3m x 3.8m (10' 10" x 12' 6") Open fire place and patio door leading to the conservatory

Conservatory

2.4m x 3.2m (7' 10" x 10' 6") Ceramic tiled floor and door to rear garden.

Kitchen

Wall and base cupboards with matching work surfaces incorporating a stainless steel sink unit, splash back tiling, built in oven, separate gas hob with overhead extractor, window to rear and side door to utility room.

Utility Room

1.9m x 1.8m (6' 3" x 5' 11") max. Work surface with appliance space beneath, plumbing for washing machine, doors to garage, rear garden and WC.

WC

Low flush suite and wash hand basin.

Stairs and Landing

Window to side and access to roof space.

Bedroom 1

3.0m x 4.6m (9' 10" x 15' 1") Window to front, radiator and fitted wardrobes.

Bedroom 2

2.6m x 2.6m (8' 6" x 8' 6") Window to rear, radiator and fitted wardrobes.

Bedroom 3

2.3m x 2.9m (7' 7" x 9' 6") Window to front, radiator and built in wardrobe.

Shower Room

Heated towel rail, curved shower enclosure with Mira shower unit, pedestal wash hand basin, low flush wc and airing cupboard with central heating boiler.

Garage

2.1m x 5.2m (6' 11" x 17' 1") Wooden doors to front, light point and rear door leading to the utility room.

Outside

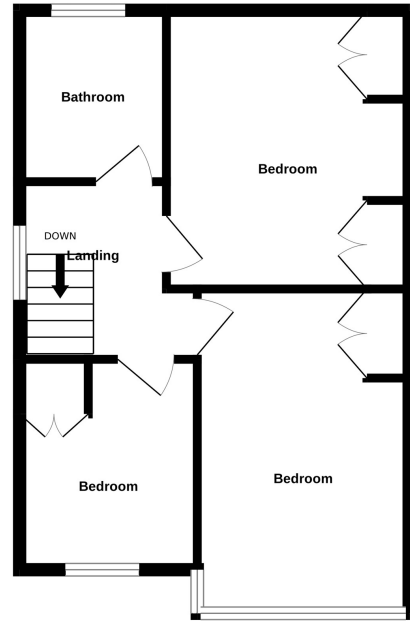
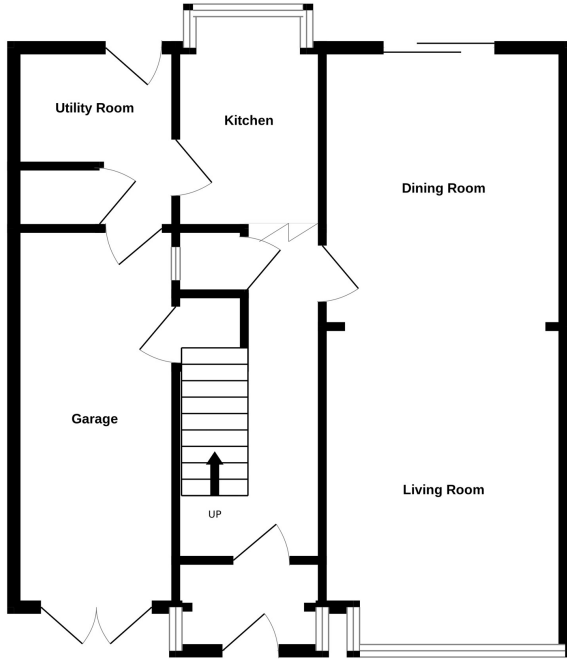
A block paved drive provides off road parking and leads to the attached garage. There is a fully enclosed rear garden having paved patio and steps down to a shaped lawn area with well stocked flower borders containing a variety of mature shrubs and plants.

FLOORPLAN & EPC



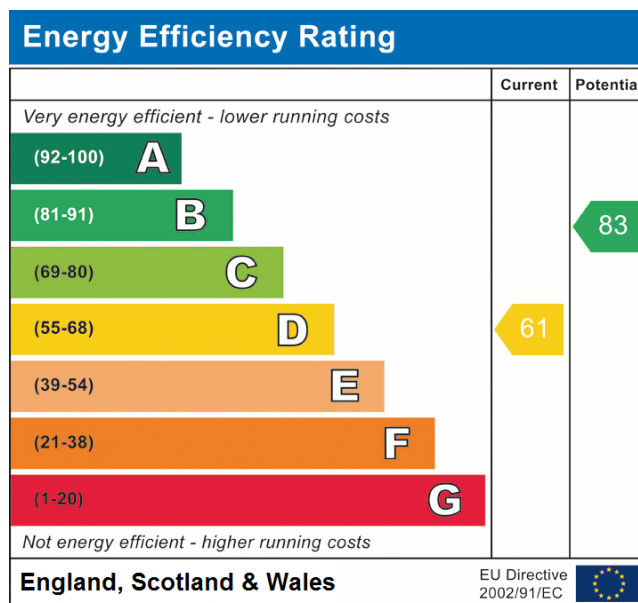
Ground Floor

1st Floor



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Measurements are approximate. Not to scale. Illustrative purposes only
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