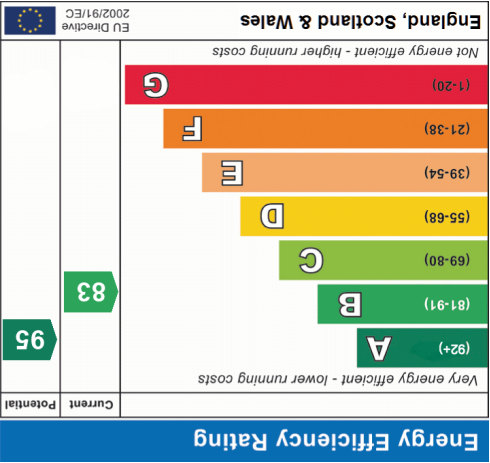




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view the property.



25 Tangmere Road, Wolverhampton, WV2 2PF

OFFERS REGION £250,000







**25 TANGMERE ROAD, WOLVERHAMPTON**

This modern, three storey, semi-detached house occupies a pleasant position on this popular residential estate, being well served by local amenities.

Viewing is recommended to fully appreciated the accommodation which briefly comprises the following:- (all measurements approximate)

**RECEPTION HALL**

having entrance door, ceiling light point, central heating radiator and tiled floor.

**LOUNGE**

4.48m x 3.61m (14' 8" x 11' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and under stairs storage cupboard.

**LOBBY**

having ceiling light point, tiled floor and stairs off to first floor.

**GUEST CLOAKROOM**

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and tiled floor.

**FITTED KITCHEN**

3.60m x 2.37m (11' 10" x 7' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, integrated dishwasher, central heating boiler, tiled floor, ceiling light point, central heating radiator, UPVC double glazed window to rear and UPVC French doors to rear garden.

**FIRST FLOOR LANDING**

having ceiling light point, central heating radiator and stairs off to second floor.

**BEDROOM NO 2**

3.61m x 2.68m (11' 10" x 8' 10") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and built-in wardrobe.

**BEDROOM NO 3**

3.61m x 2.37m (11' 10" x 7' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

**FAMILY BATHROOM**

having white suite comprising panelled bath with fitted shower unit and glazed screen, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to side.

**SECOND FLOOR LANDING**

having ceiling light point and built-in store cupboard.

**BEDROOM NO 1**

5.42m x 2.58m (17' 9" x 8' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator and loft hatch.

**EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan, tiled floor and double glazed skylight to rear.

**OUTSIDE**

**FRONT DRIVEWAY**

providing off-road parking for several vehicles and with pathway to front door.

**ENCLOSED REAR GARDEN**

with timber fencing surround, paved patio area, lawn, brick built storage shed and side access gate.

**SERVICES**

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

**TENURE**

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**RENT CHARGE**

We understand that there is a rent charge payable in the sum of £35 per annum in respect of estate maintenance, although we have not seen any documentary evidence to verify this and prospective purchasers should clarify the position via their solicitors.

**FIXTURES & FITTINGS**

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

**COUNCIL TAX**

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band D with Wolverhampton City Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/03/09/25

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**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

**NOTICE FOR PEOPLE VIEWING PROPERTIES**

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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