

Rees Page



32 Blackbrook Way, Moseley Parklands, Wolverhampton, WV10 8TB

WOW! Refurbished and modernised throughout, this extended semi-detached family home commands viewing.

In brief, the accommodation includes, living room, family kitchen/diner, utility, guests WC, playroom (occasional bedroom), three bedrooms and bathroom. Benefiting further from full double glazing and radiator central heating, landscaped gardens and a driveway.

Well presented throughout, this stylish, modernised home must be viewed to be fully appreciated.

Offers Around

£315,000



Entrance

Is made via a double glazed door into a reception porch with side window, ceiling light and further door into

Living Room

15' 0" x 10' 9" (4.57m x 3.28m)

With a front window, inset ceiling lights, media wall with inset gas fire, TV, WIFI and CCTV connections, radiator, door to stairs and further door into



Family Kitchen/Diner

17' 11" x 16' 1" (5.46m x 4.90m)

Having a comprehensive range of fitted wall and base units, centre island with quartz work tops, inset sink, integrated NEFF appliances including fridge, freezer, dishwasher, five ring gas hob, and double oven. Plus ceiling lights, TV point, radiator, extractor fan, patio doors to rear garden and a door into



Side Lobby/Utility

24' 4" max x 6' 3" average (7.42m x 1.91m)

With doors to the front and rear gardens, work surface with plumbing below for washing machine and tumble dryer, radiator, built-in cupboards, Worcester boiler, ceiling lights and doors into

WC

With a hand wash basin and cupboard below, WC, radiator, ceiling light, tiled floor, and rear window.



Playroom/Office/Occasional Bedroom

15' 10" max into recess x 7' 3" (4.83m x 2.21m)

Having a front window, inset ceiling lights, radiator, TV point and laminate flooring.

A door opens from the living room to a staircase rising to the first floor

Landing

With a ceiling light, loft access hatch, radiator, side window, and doors into

Bedroom One

13' 6" x 10' 0" (4.11m x 3.05m)

With a front window, ceiling lights, TV point, radiator and fitted wardrobes with mirrored doors.



Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m)

With a rear window, ceiling light, TV point, radiator and fitted mirrored wardrobe.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

With a front window, ceiling light, TV point and a radiator.

Bathroom

A spacious and modern suite comprising of glazed shower cubicle, wash basin with cupboard below, WC, towel radiator, ceiling lights, laminate flooring, raised plinth with lighting and bath, fully tiled walls and a rear window.



OUTSIDE

To the rear is an enclosed garden, well presented with lawn, patio, shed, cold water tap, power points, and exterior lights.

To the fore is a lawn, crete-paved driveway, exterior lights and cold-water tap.

Location

The property is situated to the popular northern fringe of Wolverhampton, thus being convenient for the i54 development, various local amenities and commute to the city and the motorway network, with Junction 2 of the M54 nearby.

For SATNAV, please use the postcode WV10 8TB

NB

Viewing is strictly by prior appointment.

Fixtures and fittings are potentially negotiable.

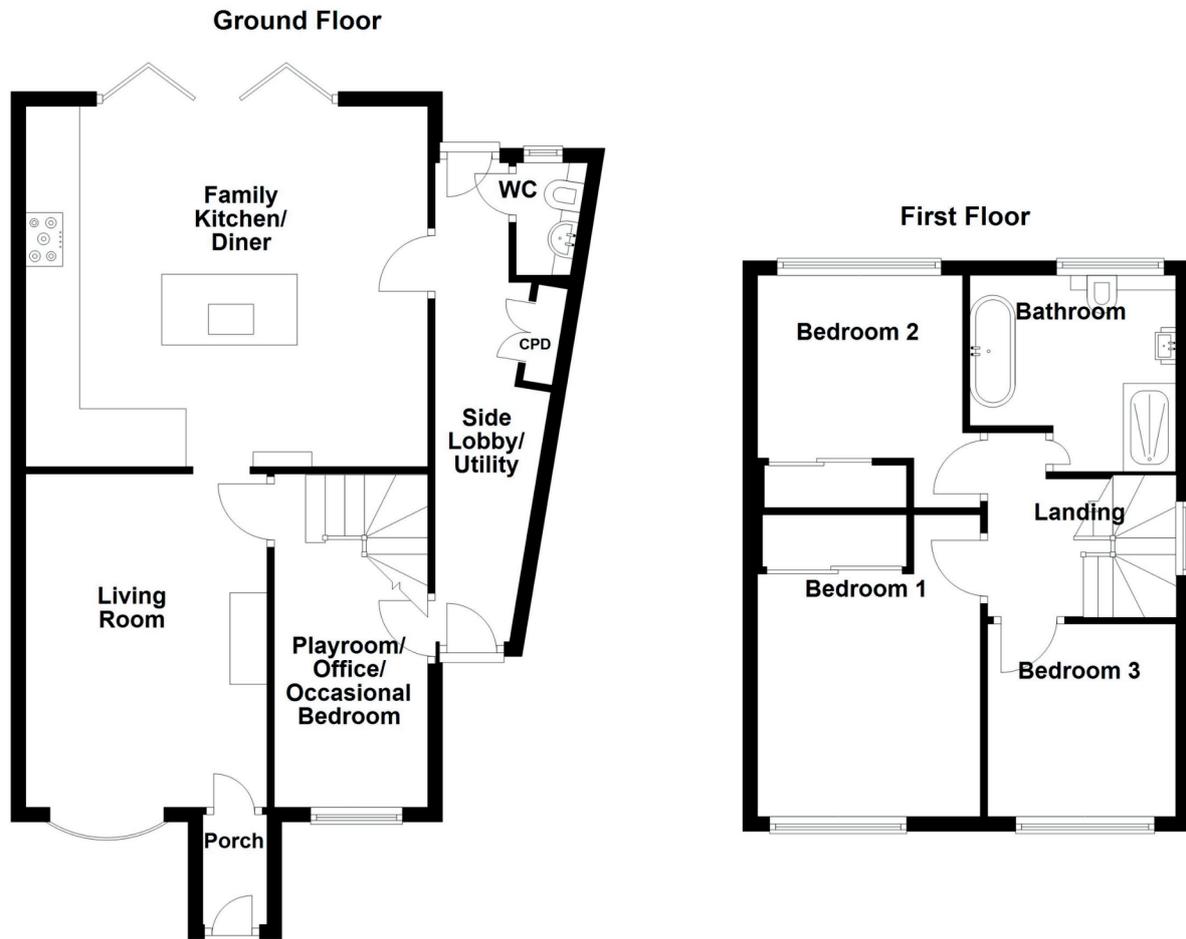
Council Tax: Wolverhampton Band B

Title: Freehold

Energy Performance Rating: C



Total Floor Area = 74 square metres



32 Blackwood Way, 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.



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