



30 Duckhouse Road, Wednesfield, Wolverhampton, West Midlands. WV11 3AE

REDUCED! Internal inspection is recommended in order to appreciate this ideal family home which is being offered for sale at a very affordable price. It is situated in a quiet backwater within a popular and highly regarded residential area and is ideally located for all essential amenities including shops, schools and public transport links. The versatile accommodation briefly comprises, storm porch, reception hall, living room comprising lounge area and dining area, kitchen, ground floor wc, sitting room/ground floor bedroom, three first floor bedrooms, bathroom and garage.

Asking Price £269,995 Freehold



FEATURES

- Extended Semi Detached House
- Ideal Family Accommodation
- Viewing Recommended
- Situated In A Popular And Sought After Residential area
- Ideally Located For All Essential Amenities And Wednesfield Town Centre
- 3/4 Bedrooms
- Ground Floor WC
- Garage
- Extensive Off Road Parking
- Freehold
- Council Tax Band C



ROOM DESCRIPTIONS

Storm Porch

Having UPVC double glazed door with matching side panels.

Reception Hall

Composite front door with double glazed panels, radiator, stairs off and under stairs cupboard.

Living Room

3.9m x 6.4m (12' 10" x 21' 0") max Bow window to front, feature fireplace, two radiators and patio door leading to the rear garden.

Kitchen

Having a range of wall and base cupboards with matching work surfaces incorporating stainless steel sink unit, splash back tiling, gas hob, ceramic tiled floor window to rear and door to garage.

Ground Floor WC

Pedestal wash hand basin and low flush wc.

Sitting Room/ Ground Floor Bedroom

2.9m x 3.0m (9' 6" x 9' 10") Radiator and patio door.

Stairs and Landing

Window to side.

Bedroom 1

2.9m x 3.9m (9' 6" x 12' 10") Bow window to front, radiator and fitted wardrobes.

Bedroom 2

3.0m x 3.0m (9' 10" x 9' 10") Window to rear, radiator and fitted bedroom furniture.

Bedroom 3

2.1m x 2.4m (6' 11" x 7' 10") Window to front and radiator.

Bathroom

2.0m x 1.8m (6' 7" x 5' 11") Radiator and white suite comprising, panelled bath with shower over, pedestal wash hand basin and low flush wc

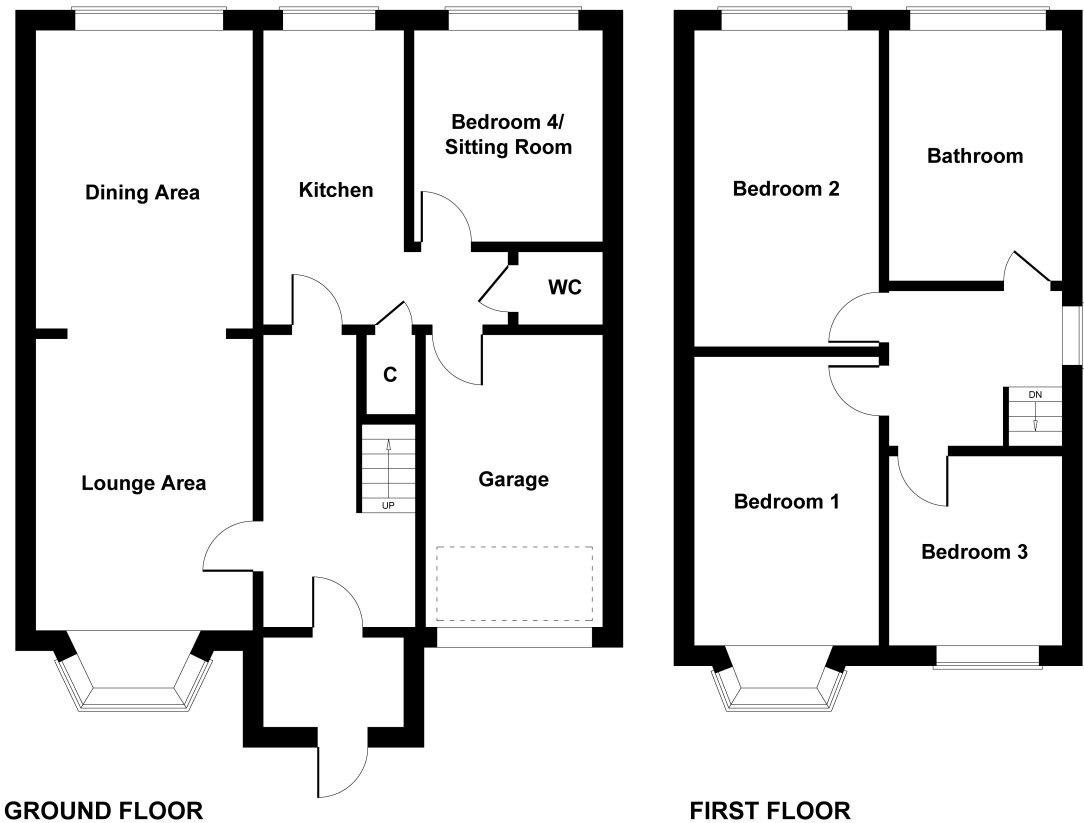
Garage

2.2m x 5.0m (7' 3" x 16' 5") Having light point.

Outside

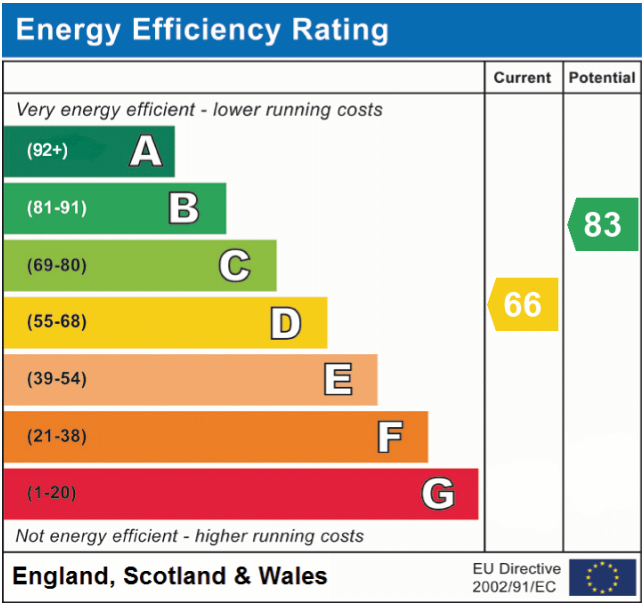
A block paved driveway provides off road parking for three family size vehicles and there is a fully enclosed rear garden with paved patio and lawn area.

Duckhouse Road



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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