

# Rees Page



## 65 Elmdon Road, Wolverhampton, WV10 6XN

Situated within a established residential area to the North of Wolverhampton, thus convenient for commute along the A449 Stafford Road to the city centre and to M54 junction 2.

The three bedroom, two reception room accommodation, does benefit from no chain, has partial central heating (untested), gardens and off road parking, however it is in need of extensive refurbishment and as such CASH offers would ideally be sought.

Offers Around

**£157,000**





### **Entrance**

Is made via an open porch to a part glazed door and into.

### **Reception Hall**

With a ceiling light, radiator, understairs cupboard, meter cupboard, side window and doors into.

### **Lounge**

12' 11" (into bay) x 13' 7" (3.94m x 4.14m)

With a front bay window, ceiling light, coving, gas fire with surround, dado rail, and a radiator.



### **Kitchen**

9' 7" x 11' 0" (2.92m x 3.35m)

With a sink & drainer, cupboards, boiler, side door, rear window, ceiling light and a door into.

### **Dining Room**

12' 5" x 9' 0" (3.78m x 2.74m)

With a rear window, ceiling light, coving, radiator, and a tiled fireplace with gas supply point.



Stair rise from the hallway to a first floor.

### **Landing**

With a side window, ceiling light, loft access hatch, airing cupboard and doors into.



### **Bedroom One**

11' 3" x 10' 6" (3.43m x 3.20m)

With two front windows, ceiling light, and a built in wardrobe.

### **Bedroom Two**

13' 4" x 9' 0" (4.06m x 2.74m)

With a rear window, ceiling light, and a built in wardrobe.



### Bedroom Three

9' 2" x 7' 6" (including bulkhead) (2.79m x 2.29m)

With a side window, ceiling light, stairs bulkhead with cupboard.

### Bathroom

With a rear window, WC, Pedestal washbasin, bath, radiator, part tiled walls and a ceiling light.

### Outside

To the rear is a spacious mature garden with brick outbuildings of shed/coal house/WC.

To the fore is a lawn garden plus dropped curb from street allowing off road parking on slabbed area. Plus gate at side to rear.

### Location

The property is set within the established area of Rakegate, Oxley. Just off the A449 Stafford Road. Convenient for local amenities and commute to both the city centre to the south and M54 junction two to the North.

For SATNAV use the postcode WV10 6XN.

### NB

The property forms part of an estate and requires a grant of probate which has been applied for.

Our clients are selling as executors and as such the property is sold as seen.

Remaining fixtures & fittings will be left in situ as seen.

There is no upwards chain.

Offers around the asking price are invited for consideration.

The property requires extensive refurbishment, as such CASH offers are ideally sought.

Viewing is strictly by prior appointment via the selling agents.

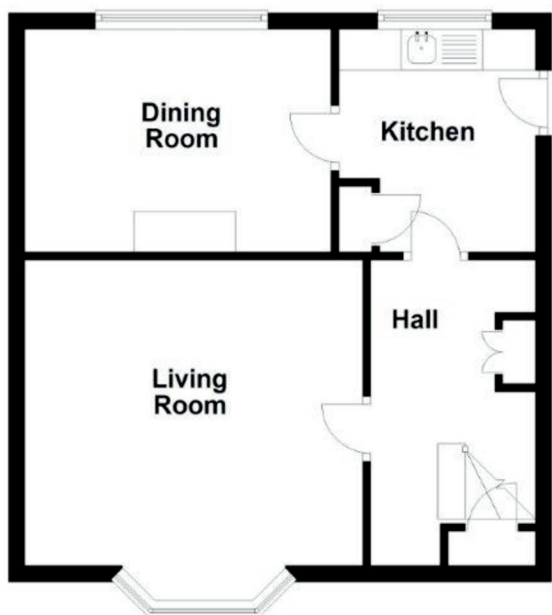
Title - Freehold

Wolverhampton Council Tax  
Band A - £1,530.01

EPC - E(53)



### Ground Floor



### First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.  
Plan produced using PlanUp.

**65 Elmdon 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 of travelling some distance.



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