

Rees Page



292 Kitchen Lane, Ashmore Park, Wednesfield, Wolverhampton, WV11 2HZ

Recently refurbished and modernised, this appealing two-bedroom semi-detached home is situated to the northeast of the City, upon the fringe of Wolverhampton, close to countryside and yet convenient for commute, access to the M54 Motorway, and also the surrounding areas of Wednesfield, Bloxwich, and beyond.

Immaculately presented throughout, the property benefits further from having double glazing and radiator central heating (both where specified), gardens, and a driveway.

Offered with no upwards chain and with all fixtures and fittings included as seen, viewing is most highly recommended.

Offers Around

£215,000



Entrance

Is made under a canopy with downlighters, to a composite door opening into

Reception Hall

With a ceiling light, smoke alarm, radiator, laminate flooring, understairs recess and doors into

Living Room

20' 3" x 11' 5" (6.17m x 3.48m)

Having a double-glazed front window and rear patio doors, ceiling lights, two radiators, and a remote controlled electric fire.



Kitchen

9' 6" x 7' 7" (2.90m x 2.31m)

Fully refitted and having a range of fitted wall and base units with square edge work surfaces, inset sink & drainer, integrated electric oven and ceramic hob, fitted extractor canopy, inset ceiling lights, smoke alarm, built in fridge, plumbing for a washing machine, understairs cupboard, laminate flooring, double glazed rear window and a door into



Dining Room

9' 3" max x 8' 8" min (2.82m x 2.64m)

Having a ceiling light, radiator, laminate flooring, double glazed door, window to rear garden and a door into

Front Lobby

7' 1" x 4' 4" (2.16m x 1.32m)

Having a ceiling light, power points, vent for a tumble dryer and a double-glazed door to front driveway.

Stairs rise from the hallway to a first floor

Landing

With a loft access hatch, ceiling light, smoke alarm, double glazed side window, and doors into

Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m)

Having a double-glazed front window, ceiling light, radiator, and useful recessed area.



Bedroom Two

Having a double-glazed rear window, ceiling light, radiator, and built in cupboard with Worcester boiler.

Bathroom

Fully refitted and comprising of tiled walls, laminate flooring, panel bath with shower over, vanity unit consisting of WC/sink/cupboards, chromed towel radiator, inset ceiling lights plus extractor fan and a double-glazed rear window.



OUTSIDE

To the rear is an enclosed garden neatly presented, with lawn, patio, shrubs & trees and a cold-water tap.

To the fore is small lawn plus border and decorative low wall plus driveway and lighting.

Location

The property is situated to the Northeast of the City upon the fringe of Wolverhampton, close to countryside and yet convenient for commute, access to the M54 Motorway and surrounding areas of Wednesfield, Bloxwich, and beyond.

From the A462, turn into Upper Sneyd Road, left into Kitchen Lane and the property can be found after a short distance on the right.

For SATNAV, Google Maps etc., please use the postcode WV11 2HX



NB

The property has recently undergone a comprehensive scheme of refurbishment and remodernisation.

All fixtures and fittings will remain in situ as seen.

The property is sold with no upwards chain.

Offers are invited for consideration.

Viewing is strictly by prior appointment with the agents.



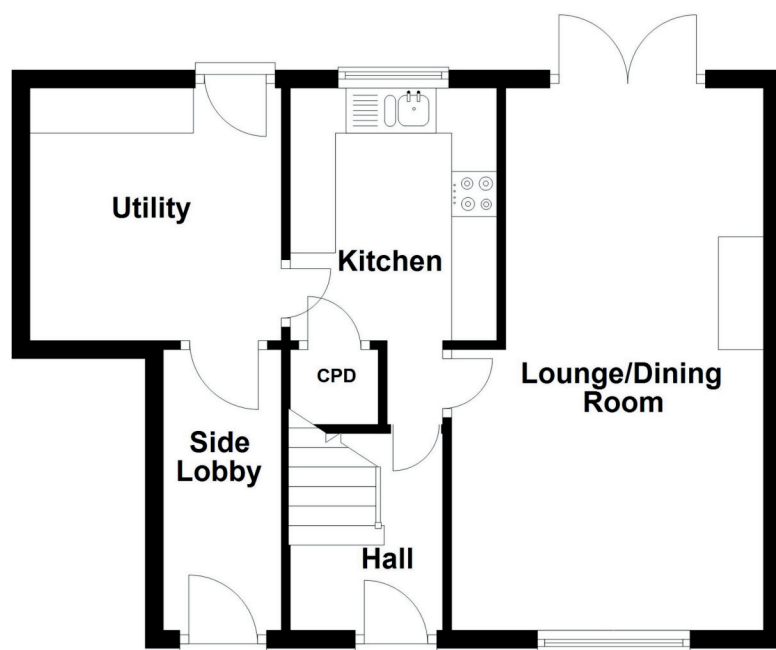
Council Tax: Wolverhampton Band A

Title: Freehold

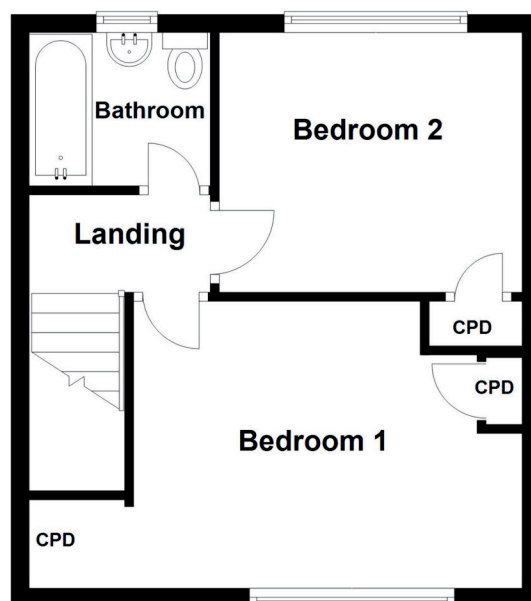
Energy Performance Rating: D

Total Floor Area = 78 square metres

Ground Floor



First Floor



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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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