

Rees Page



45 Winchester Road, Fordhouses, Wolverhampton, WV10 6EW

A traditional semi-detached home within this popular location to the north of Wolverhampton, convenient for local amenities and the nearby i54 development and Jct2 M54 Motorway.

The three-bedroom accommodation benefits from a driveway, gardens, and double glazing plus central heating (both where specified), offers potential for refurbishment and modernisation, and with no upwards chain and offers invited for consideration, viewing is recommended.

Offers Around

£215,000



Entrance

Is made via an open porch with double glazed door opening into

Reception Hall

With a ceiling light, coving, radiator and cover, dado rail, telephone point, downstairs and doors into



Lounge

14' 6" into bay x 11' 0" max (4.42m x 3.35m)

With a ceiling light, coving, picture rail, radiator, fireplace with inset gas fire, wall lights and double glazed front bay window.

Dining Room

12' 6" x 10' 6" max (3.81m x 3.20m)

With a ceiling light, coving, wall light, TV point, fireplace with gas fire, radiator and double glazed rear patio doors.



Kitchen

14' 2" x 6' 6" (4.32m x 1.98m)

With a range of fitted wall and base cupboards, roll edge work surfaces, tiled splashbacks, inset sink and drainer, gas cooker point, plumbing for a washing machine, extractor canopy, ceiling lights, double glazed windows to side and rear, plus door to rear garden.

Stairs

Rise from the hallway to a first floor



Landing

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

Bedroom One

15' 0" into bay x 10' 7" (4.57m x 3.23m)

With a double glazed front window, ceiling light, coving and a radiator.

Bedroom Two

12' 6" x 10' 6" max (3.81m x 3.20m)

With a double glazed rear window, ceiling light point, built in cupboards, Worcester combi boiler and a radiator.

Bedroom Three

10' 3" max x 6' 6" (3.12m x 1.98m)

With a double glazed front window, ceiling light and a radiator.

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

With a double glazed rear window, ceiling light, pedestal wash basin, panel bath with shower over, part-tiled walls and a radiator.

OUTSIDE:

To the fore is a driveway plus small garden and access to side store.

To the rear is a lawned garden with patio, store, and 'store/veranda' with doors to front and rear gardens.

Location

The property is situated within the established and popular residential area to the north of Wolverhampton, convenient for access to the i54 development and Junction 2 of the M54 motorway, plus a range of local amenities.

Winchester Road runs parallel to the A449 Stafford Road – for SATNAV please use the postcode WV10 6EW

NB

The property is offered with no upwards chain. Grant of probate is required and has been applied for.

Any remaining fixtures & fittings, such as blinds, light fittings etc will remain in situ as seen.

Offers are invited for consideration.

Title: Freehold

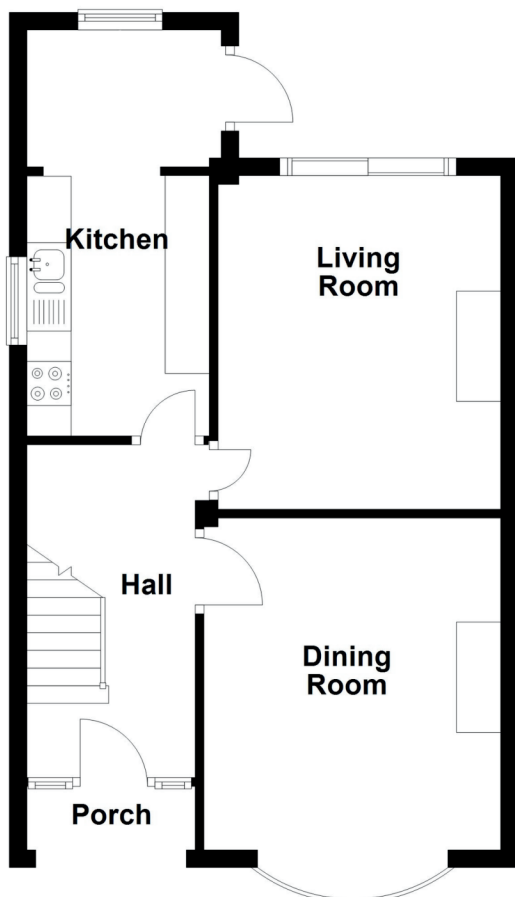
Council Tax: Wolverhampton Band B

Energy Performance Rating: D

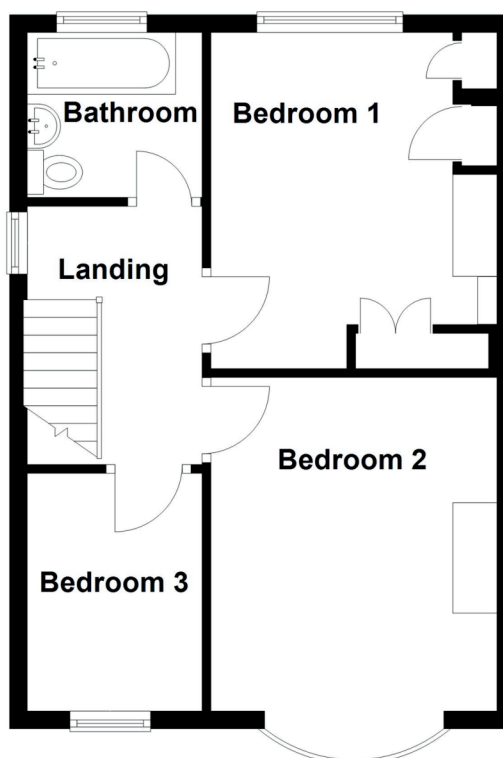


Total Floor Area = 82 square metres

Ground Floor



First Floor



45 Winchester 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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