

Rees Page



21 Collingwood Road, Wolverhampton, WV10 8DS

An extended semi-detached home, in need of a scheme of refurbishment.

In brief, the property benefits from four bedrooms, bathroom, utility, open plan kitchen/diner, lounge, garage, driveway and gardens.

With no upwards chain and offers invited for consideration, viewing is recommended.

Offers Around

£199,000



Entrance

Is made via a part-glazed door into a Storm Porch with front window, wall light, door to garage and further door into

Open Plan Kitchen/Diner

21' 5" max/7' min x 16' 9" max/10'1" min (6.53m x 5.11m)

With stairs off, ceiling lights, coving, two radiators, wall and base units with roll edge work surfaces, sink and drainer, extractor canopy, gas cooker, part-tiled floor and doors into living room, garage and utility.



Living Room

24' 11" x 10' 2" (7.59m x 3.10m)

With ceiling and wall lights, coving, brick fireplace with gas fire and patio doors to the rear garden.

Utility

7' 4" x 5' 8" (2.24m x 1.73m)

With a Worcester boiler, wall and base cupboards, roll edge work surfaces, plumbing for a washing machine, pedestal washbasin, tiled floor and splashbacks, extractor fan, loft hatch, strip light, double glazed door and windows to rear garden, and door into



WC

With a WC, tiled walls, ceiling light and rear window.

Landing

With a ceiling light, loft access hatch and doors into

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)

With a front window, ceiling light, radiator and built-in wardrobe.



Bedroom Two

12' 4" x 8' 9" (3.76m x 2.67m)

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

Bedroom Three

16' 2" x 7' 10" (4.93m x 2.39m) including stairs bulkhead. With two front windows, two ceiling lights, radiator and over stairs bulkhead with wardrobe over.

Bedroom Four

14' 8" x 5' 9" (4.47m x 1.75m)

With a rear window, ceiling light, plumbing for a radiator and a fitted shower cubicle.

Bathroom

8' 3" x 5' 8" (2.51m x 1.73m)

Having a panel bath, WC, washbasin with cupboard below, radiator, tiled splashbacks, ceiling light and a rear window.

Garage

23' 3" x 6' 0" min (7.09m x 1.83m)

With an up and over door to the front, ceiling light, meters and fuse board, shelving, cold water tap and doors to the porch and kitchen.

Outside

The fore is a garden with lawn, shrubs, driveway and access to the garage.

To the rear is an enclosed garden with lawn, patio, cold water tap, shrubs and two sheds.

Location

The property is ideally located on the northern fringe of Wolverhampton and convenient for local amenities plus road networks including access to the M54 Motorway and travel to Wolverhampton, Wednesfield and beyond. For SATNAV use the postcode WV10 8DS

NB

Viewing is strictly by prior appointment.

The property forms part of an Estate and probate has been applied for.

There is no upwards chain.

Fixtures and fittings such as carpets, light fittings and curtains will remain in situ.

The property will be cleared of contents prior to completion.

Offers are invited for consideration.

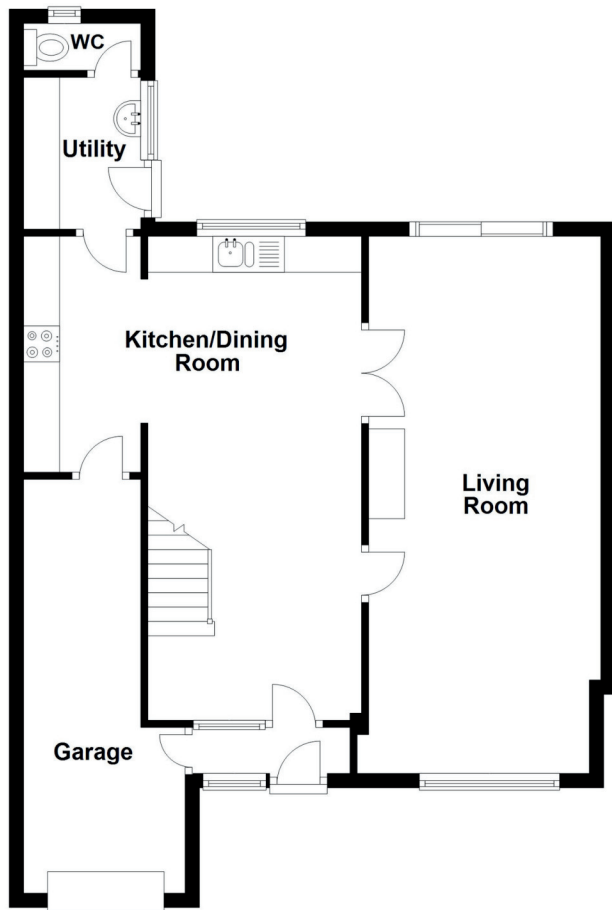
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Council Tax Band - C

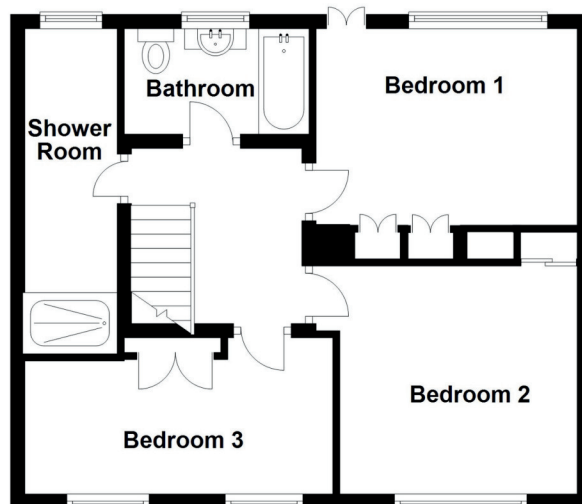
EPC - D



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.

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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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