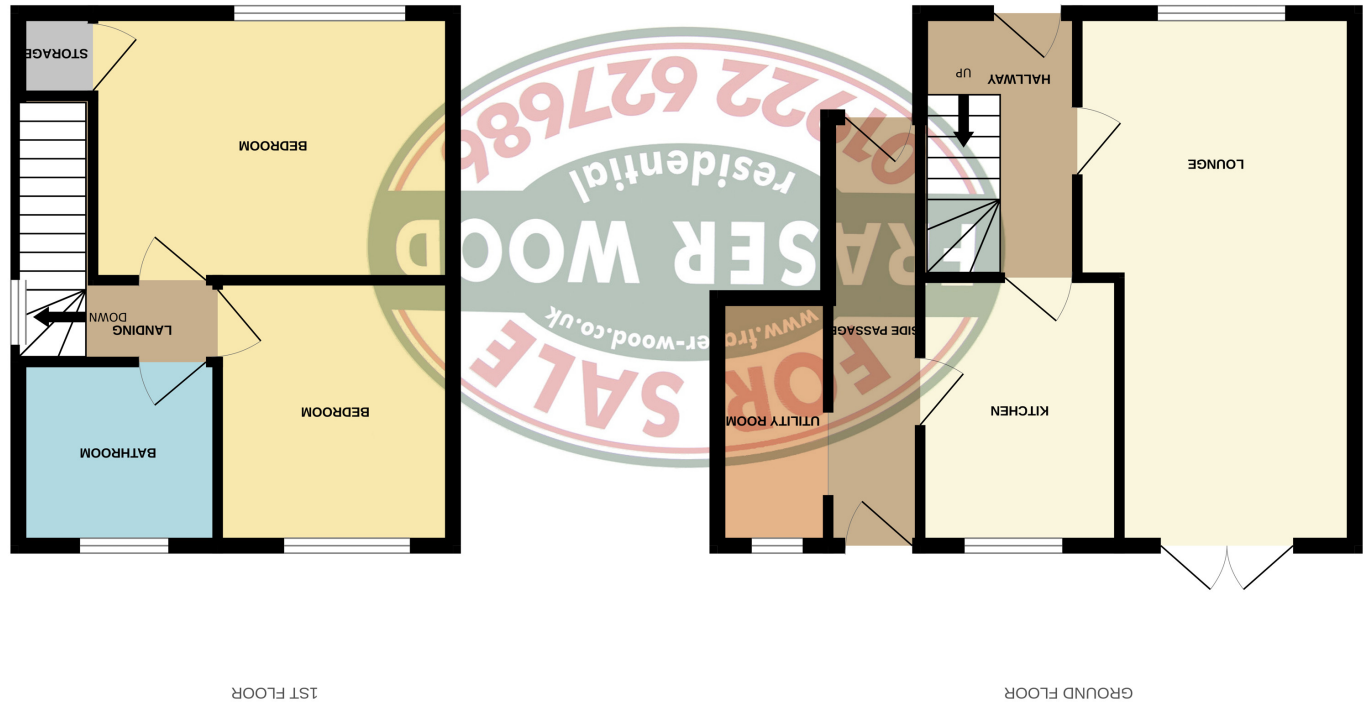
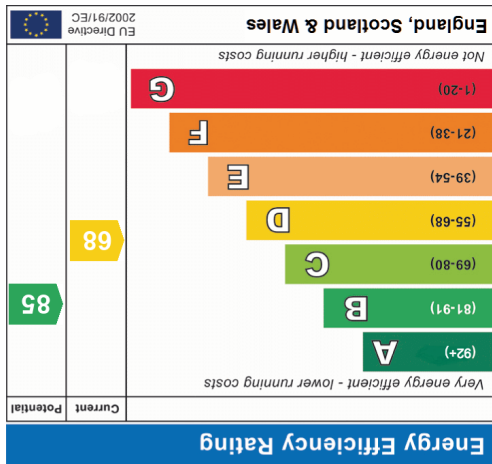


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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345 LICHFIELD ROAD, WEDNESFIELD

This well-presented two bedroomed semi-detached house occupies a pleasant position in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

The property affords an excellent opportunity for the first time buyer or young family and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, under stairs store cupboard and stairs off to first floor.

LOUNGE

6.04m x 3.33m (19' 10" x 10' 11") having UPVC double glazed window to front, two ceiling light points, central heating radiator, coved cornices, feature fireplace surround with fitted gas fire and UPVC double glazed French doors to rear garden.

KITCHEN

2.76m x 2.16m (9' 1" x 7' 1") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, plumbing for automatic washing machine, appliance space, ceiling light point, tiled floor and UPVC double glazed window to rear.

SIDE PASSAGEWAY

having ceiling light point and UPVC doors to front and rear.

UTILITY

having UPVC double glazed window and appliance space.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.

BEDROOM NO 1

4.16m x 3.04m (13' 8" x 10' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 2

3.23m x 2.83m (10' 7" x 9' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, wooden flooring and UPVC double glazed window to front.

OUTSIDE

LAWNED FOREGARDEN

with DRIVEWAY providing off-road parking facilities for several vehicles and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio, lawn, a variety of trees and bushes and timber garden shed.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Wolverhampton Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/12/02/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.