



12 Suffolk Close, Wednesfield, Wolverhampton, West Midlands. WV11 1LB

This detached property although in need of updating offers ideal family accommodation at a very affordable price. It is situated in a quiet backwater on highly popular residential development and is ideally located for Wednesfield town centre and Bentley Bridge retail park which offers an excellent range of shopping and leisure facilities. The property briefly comprises, reception hall with guest cloaks, lounge, dining room, kitchen with utility area, four bedrooms, en-suite shower room, family bathroom and garage.



Asking Price £359,950 Freehold

FEATURES

- Detached House
- Updating Required
- No Chain
- Popular And Much Sought After Cul-De-Sac Location
- Ideal Family Home
- Conveniently Located For All Amenities And Wednesfield Town Centre
- Four Bedrooms
- En- Suite Bathroom Plus Family Bathroom
- Utility Area
- Garage
- Freehold
- Council Tax Band E



ROOM DESCRIPTIONS

Reception Hall

UPVC double glazed with matching side panels, radiator and guest cloaks.

Guest Cloaks

Having low flush wc and wash hand basin.

Lounge

4.4m x 4.1m (14' 5" x 13' 5") max. Feature fireplace with fitted gas fire, radiator and walk in bay window with French doors leading to the rear garden.

Dining Room

2.7m x 3.8m (8' 10" x 12' 6") Max. Radiator and walk in bay window overlooking the front garden.

Kitchen

2.6m x 3.3m (8' 6" x 10' 10") Wall and base cupboards with matching work surfaces incorporating stainless steel sink unit, splash back tiling, built in with grill, separate gas hob, overhead extractor, plumbing for dishwasher, radiator and window to rear.

Utility Area

Wall and base cupboards with appliance space beneath, work surface incorporating stainless steel sink unit, plumbing for washing machine, wall mounted central heating boiler and door to rear garden.

Stairs and Landing

Having access to roof space.

Bedroom 1

4.6m x 3.2m (15' 1" x 10' 6") max. Windows to front, radiator, built in wardrobes and en-suite shower room.

En-Suite Shower Room

Shower enclosure, pedestal wash hand basin, low flush wc and radiator.

Bedroom 2

2.6m x 3.7m (8' 6" x 12' 2") Window to rear and radiator

Bedroom 3

2.3m x 2.7m (7' 7" x 8' 10") Window to rear and radiator

Bedroom 4

2.1m x 2.7m (6' 11" x 8' 10") Window to rear and radiator.

Family Bathroom

Panelled bath, pedestal wash hand basin, low flush wc and radiator.

Garage

Up and over door and light point.

Outside

A Tarmac drive leads to the garage past an open plan lawn area. There is side access to the fully enclosed rear garden having patio and lawn area with borders.

FLOORPLAN & EPC



Wednesfield 78, Blackhalve Lane, Wolverhampton, WV11 1BH 01902 305599 wednesfield@oliverling.com

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