

Rees Page



40 Torvale Road, Wightwick, Wolverhampton, WV6 8NL

Situated within the sought after location of Wightwick, to the north-western edge of Wolverhampton, convenient for commute to the city and access to the villages of Tettenhall, Compton and beyond. This detached bungalow residence offers great potential for remodelling, or extension (subject to any necessary permissions).

In brief, the accommodation comprises reception hall, living room, kitchen, two bedrooms and bathroom, whilst benefiting further from double glazing & radiator central heating (both where specified), a garage, block paved driveway, front garden and spacious rear garden.

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

Offers Around

£435,000



Entrance

Is made under a canopy with light and modern composite door into

Reception Hall

With a ceiling light, smoke alarm, coving, double glazed window, telephone point, radiator, built-in cupboard, and doors into



Living Room

21' 11" x 12' 2" max / 10' 5" min (6.68m x 3.71m max / 3.17min)

Having a doubled glazed front window, double glazed rear patio doors, ceiling and wall lights, coving, TV point, two radiators, brick fireplace, plus doors to hallway and kitchen.

Kitchen

11' 5" x 8' 5" (3.48m x 2.57m)

Having a range of fitted wall and base units with roll edge work surfaces, inset sink and drainer, tiled splashbacks, integrated extractor hood, electric oven, gas hob, plumbing for a washing machine, radiator, Ariston boiler, two ceiling lights, double glazed door and window to rear garden, plus further doors to living room and hallway.



Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m) max into wardrobes / 9' 10" (3.00m) min to wardrobe doors

Having a double glazed front bay window, ceiling light, coving, radiator and a range of fitted wardrobes to one wall.



Bedroom Two

11' 8" x 8' 3" min (3.56m x 2.51m)

Having a double glazed rear window, ceiling light, coving and a radiator.

Bathroom

10' 0" x 5' 8" (3.05m x 1.73m)

Having a panel bath with Triton shower over, pedestal wash basin, WC, part tiled walls, radiator, ceiling light, loft access hatch, and a double glazed side window.

OUTSIDE:

To the rear is a spacious tiered garden, well established and with a range of shrubs, trees, lawn and patio. Plus exterior lights, canopy, side access and door into garage.

To the fore is a spacious landscaped garden with lawn, block paved driveway, exterior lights, gated side access and access to the garage.

Garage

30' 2" x 7' 7" min (9.19m x 2.31m)

With double doors to the front, double glazed rear window, part glazed door to rear garden, ceiling light, power points, gas and electrical meters, plus consumer unit.

Location

Situated within a desirable area just off the A454 Bridgnorth Road.

For SATNAV/Google maps please use the postcode WV6 8NL

NB

The property forms part of an Estate.

Probate has been granted.

There is no upwards chain.

Curtains, carpets and light fittings will remain in situ as seen.

Any remaining contents are negotiable or will be removed prior to completion.

Offers are invited for consideration.

Viewing is strictly via prior appointment with the agents.

Council Tax: Wolverhampton Band E

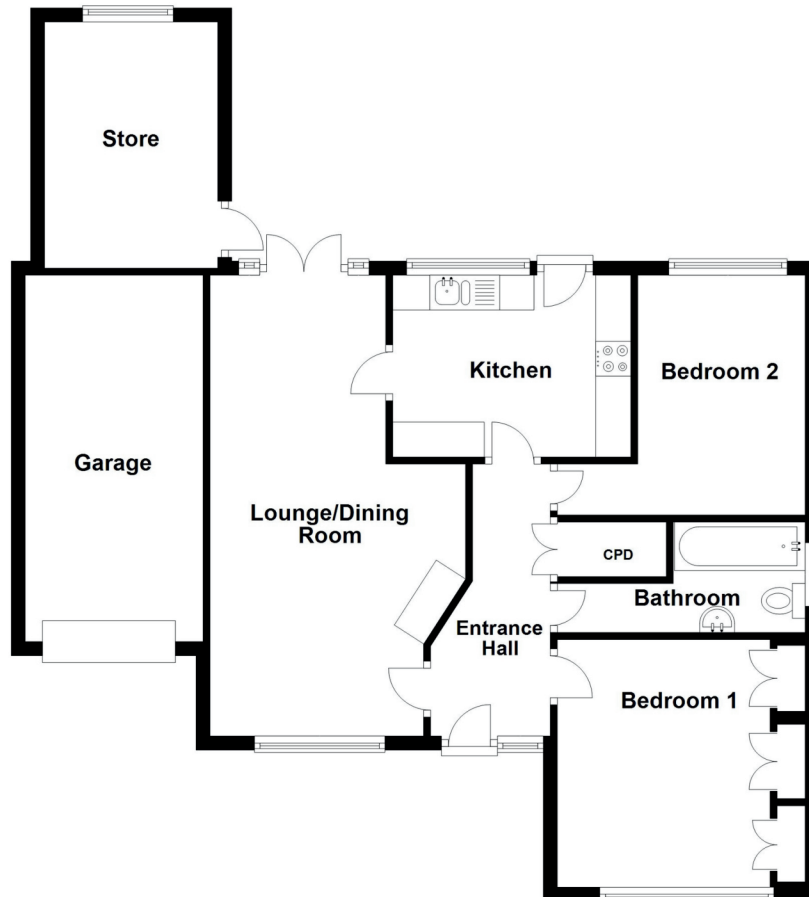
Title: Freehold

Energy Performance Rating: D



Total Floor Area = 70 square metres

Ground 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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