

Rees Page



7 Haydock Close, Dunstall Hill, Wolverhampton, WV6 0UN

Situated at the end of a cul-de-sac within this established residential estate, just north of the city. This three bedroom semi-detached home is modernised and well presented throughout and benefits further from radiator central heating and double glazing (both where specified), has a living room, fitted kitchen-diner, guests WC, bathroom, lawn gardens front and rear, carport, and driveway.

With no upwards chain, fixtures & fittings included, and offers invited for consideration, viewing is highly recommended.

Offers Around

£235,000



Entrance

Is made under a canopy with light, to a composite door and opening into

Reception Hall

With a ceiling light, radiator and door into

Living Room

15' 1" max x 11' 3" max (4.60m x 3.43m)

With a double glazed front window, ceiling light, radiator, cable/TV point, understairs cupboard and door into



Inner Lobby

With a ceiling light, doors to WC and kitchen.

WC

With a ceiling light, extractor fan, wash basin and WC, plus radiator.

Kitchen Diner

13' 0" max x 9' 5" min (3.96m x 2.87m) - 14' 8" max x 7' 8" min (4.47m x 2.34m)

Having a range of fitted wall and base units, granite worktops, integrated gas hob, electric double oven, extractor canopy, tiled splashbacks, plumbing for a washing machine, built in fridge freezer and dishwasher, ceiling lights, radiator, laminate flooring, double glazed door and windows to rear garden.



Stairs

Rise from the hallway to a first floor.

Landing

With a loft hatch, ceiling light, airing cupboard and doors into



Bedroom One

14' 8" max x 5' 10" min (4.47m x 1.78m) - 12' 3" max x 4' 3" min (3.73m x 1.30m)

Having two double glazed windows to the front, ceiling light, radiator, cable/TV point and a built in cupboard.

Bedroom Two

13' 0" x 8' 2" (3.96m x 2.49m)

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

Bedroom Three

12' 6" x 8' 2" (3.81m x 2.49m)

Having double glazed windows to the front and rear, ceiling light point, radiator and loft access hatch.

Bathroom

8' 2" x 6' 6" max (2.49m x 1.98m)

Having a panel bath with electric shower over and a shower mixer unit, pedestal wash basin, WC, ceiling light, shaver point, extractor fan, wall cabinet, radiator and a double glazed rear window.

OUTSIDE

To the rear is a well presented garden with patio, lawn, borders, shed, wall light, cold water tap and gate to carport.

To the fore is a driveway, lawn garden plus borders, external power sockets and ics electric vehicle charging point, plus access into a carport.

Location

Situated just to the north of the City centre, the property is well situated for a range of local amenities, plus road and bus networks. From the A449 Stafford Road, turn into Gorsebrook Road, follow for some distance then turn right into Dunstall Lane, right into Festival Way, then last left into Haydock Close. Follow the road round and the property is the last one in the far-left corner.

For SATNAV use the postcode WV6 0UN

NB

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

There is no upwards chain.

Offers are invited for consideration.

Fixtures & fittings, i.e. curtains, carpets, blinds, light fittings will remain in situ as seen.

Any remaining furniture is negotiable or will be removed prior to completion.

Viewing is strictly by prior appointment with the agent.

Title: Freehold

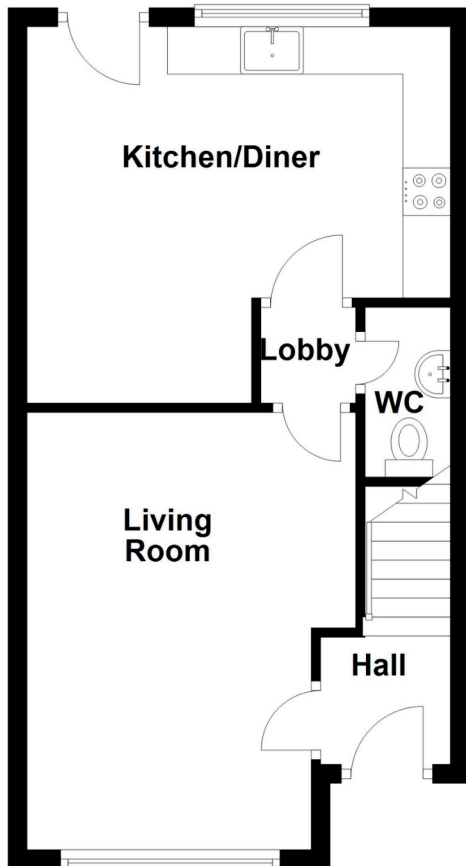
Council Tax Band: Wolverhampton C

Energy Performance Rating: C

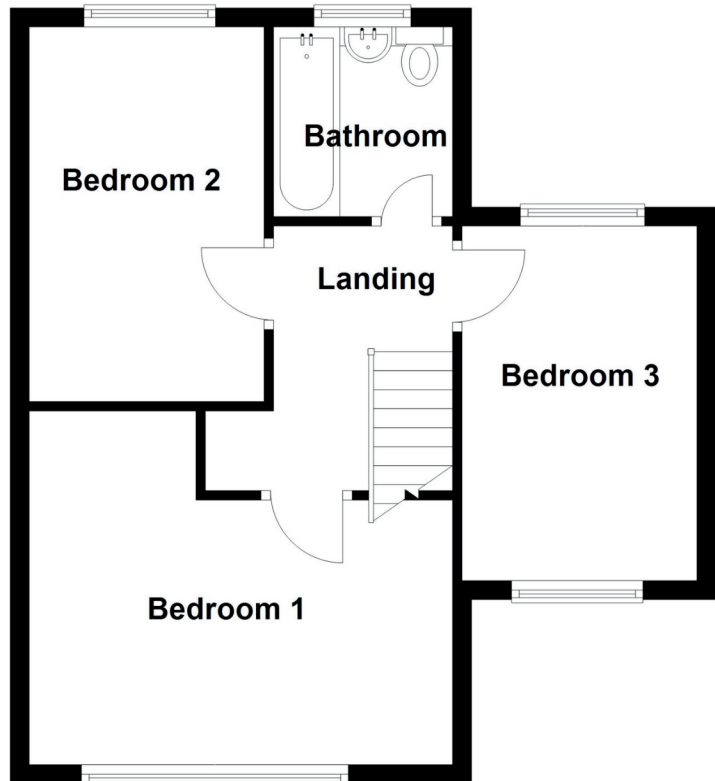


Total Floor Area = 95 square metres

Ground Floor



First Floor



7 Haydock Close, 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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