



95 POWELL STREET
WOLVERHAMPTON, WV10 0BW

OFFERS IN THE REGION OF £140,000
FREEHOLD

Most impressive two bedroom terrace home, beautifully presented throughout and offering spacious accommodation including living room, dining room, kitchen, two bedrooms and re-fitted bathroom. Conveniently located for public transport to Wolverhampton City Centre and New Cross Hospital. NO CHAIN



95 POWELL STREET

- Impressive Terrace Home • Separate Living and Dining Rooms • First Floor Bathroom • Two Bedrooms • Beautifully Presented Throughout • Rear Garden • Gas Central Heating • Public Transport To City Centre and New Cross Hospital Nearby



SUMMARY

Most impressive two bedroom terrace home, beautifully presented throughout and offering spacious accommodation including living room, dining room, kitchen, two bedrooms and re-fitted bathroom. The property has gas central heating, double-glazing and a pleasant garden to the rear. Conveniently located for public transport to Wolverhampton City Centre and New Cross Hospital

LIVING ROOM

14'3" into bay x 11'8"

Double-glazed bay window to the front, radiator and attractive feature fireplace.

DINING ROOM

12'3" x 11'7"

Double-glazed window to the rear, radiator, attractive feature fireplace, staircase to the first-floor landing and doorway to the kitchen.

KITCHEN

9'9" x 5'9"

Double-glazed window to the rear, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'4" x 11'8"

Double-glazed window to the front and radiator.

BEDROOM TWO

12'2" x 6'6"

Double-glazed window to the rear and radiator.

BATHROOM

9'0" x 4'9"

Double-glazed obscure window to the rear, radiator, part tiled walls and white suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin and close-coupled w.c.

REAR GARDEN

To the rear of the property is a pleasant low maintenance garden.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

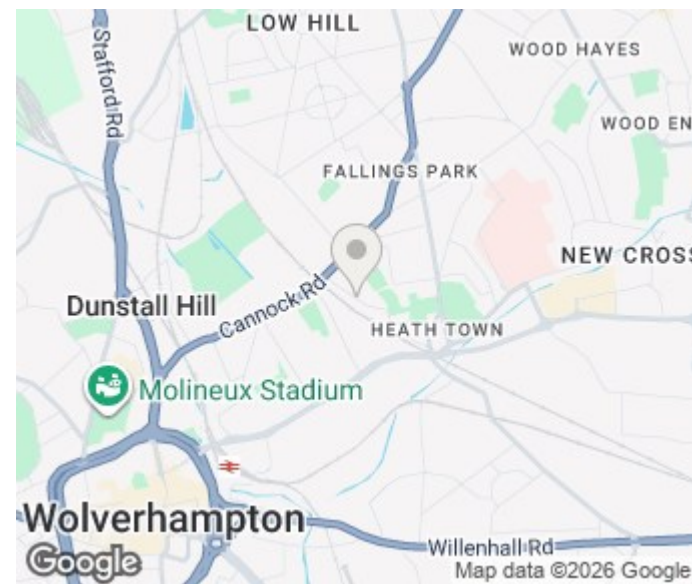
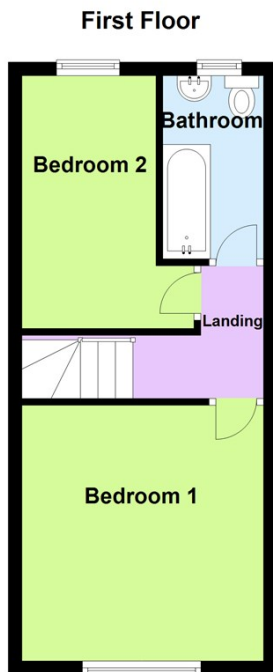
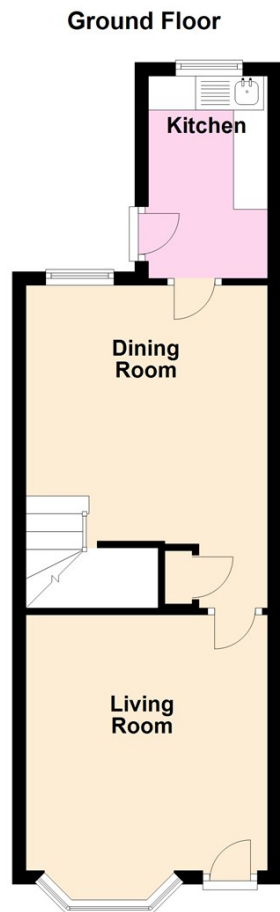
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	73	
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements