



SWF



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**48 WOODLAND ROAD**  
**WOLVERHAMPTON, WV3 8AW**

**OFFERS IN THE REGION OF £300,000**  
**FREEHOLD**

Four bedroom semi-detached home in a prime residential location, convenient for a range of schools and access into the city centre.. Whilst the property would benefit from some cosmetic updating, it offers excellent living accommodation comprising entrance hall, living room, open plan rear sitting room/kitchen, conservatory, utility, ground floor w.c, three first floor bedrooms, bathroom and loft bedroom. There is a driveway, garage and generous garden to the rear.



# 48 WOODLAND ROAD

- SOUGHT AFTER LOCATION
- LARGE GARDEN TO THE REAR
- LIVING ROOM
- OPEN PLAN SITTING ROOM/KITCHEN
- CONSERVATORY
- GROUND FLOOR W.C.
- GARAGE



## APPROACH

The property is approached via a driveway providing off road parking.

## ENTRANCE PORCH

## RECEPTION HALL

Radiator, staircase to the first floor landing.

## LIVING ROOM

14'3" into bay x 11'3"  
Bay window to the front, radiator.

## OPEN PLAN SITTING ROOM / KITCHEN

19'7" max x 12'11" max, 9'8" min  
Window to the side, double doors to the conservatory, doorway to the utility, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

## CONSERVATORY

11'10" x 9'3"  
Double-glazed to the side and rear, radiator.

## UTILITY

Window and door to the rear, radiator, fitted counter top work surface with stainless steel sink and drainer unit, plumbing for a washing machine, space for a dryer.

## GROUND FLOOR W.C.

Window to the rear, radiator, low-level w.c.

## FIRST FLOOR LANDING

Obscure window to the side, door to the loft bedroom.

## BEDROOM ONE

13'11" into bay x 11'8"  
Bay window to the front, radiator.

## BEDROOM TWO

11'2" x 10'2"  
Window to the rear, radiator.

## BEDROOM THREE

9'9" x 8'10"  
Double-glazed window to the front, radiator.

## FAMILY BATHROOM

Double-glazed obscure window to the rear, radiator, part tiled walls, suite comprising panelled bath, close-coupled w.c, shower enclosure, and sink with vanity cupboard.

## SECOND FLOOR ATTIC BEDROOM

17'1" x 13'3" restricted height  
Skylight windows, radiator.

## GARAGE

16'8" x 6'8"  
Double doors to the front, doorway to the utility.

## REAR GARDEN

To the rear of the property is an extensive garden with mature lawns, bushes and trees.

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## BROADBAND

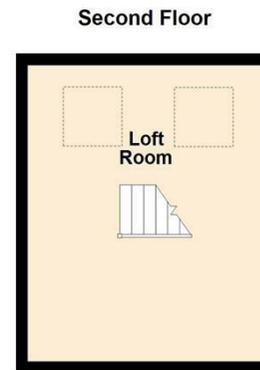
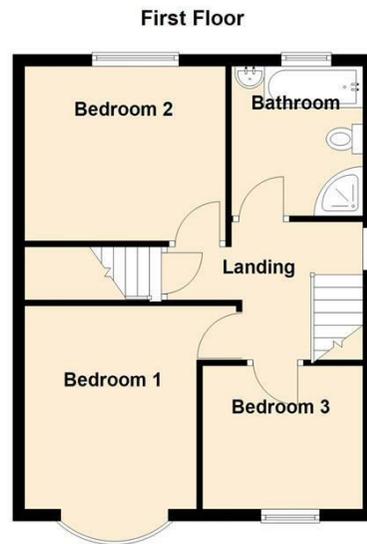
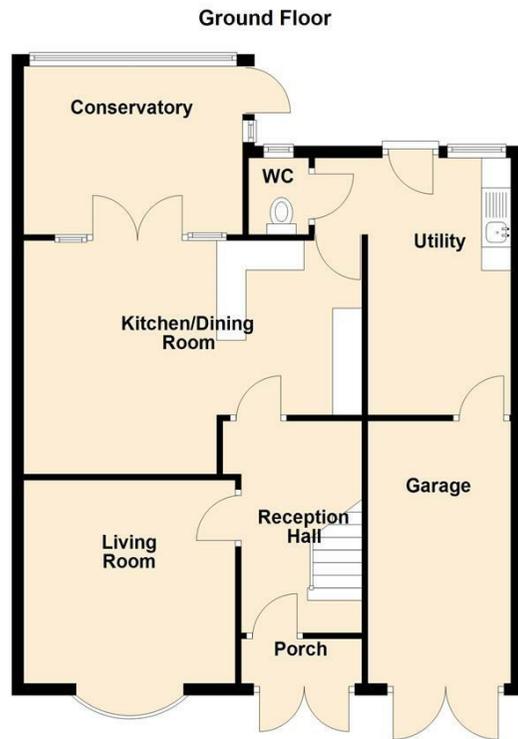
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 48 WOODLAND ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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