



## 15 TRYSULL GARDENS WOLVERHAMPTON, WV3 7LD

OFFERS IN THE REGION OF £240,000  
FREEHOLD

Spacious three bedroom semi-detached home positioned at the head of a popular cul-de-sac, ideally located for local shops and schools, and available with NO ONWARD CHAIN.

Offering generous living accommodation throughout, the property comprises: lounge/dining room, sitting room, kitchen, three generous bedrooms and bathroom. There is a driveway and garage providing off road parking, and a lawned garden to the rear.



# 15 TRYSULL GARDENS

- NO CHAIN • TWO RECEPTION ROOMS • SIDE GARAGE • REQUIRES GENERAL UPDATING • THREE BEDROOMS • CUL-DE-SAC LOCATION



## APPROACH

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

## ENTRANCE HALL

Radiator, staircase to the first floor landing.

## LOUNGE / DINING ROOM

Double-glazed window to the front, two radiators, double-glazed window to the rear, doorway to the kitchen.

## KITCHEN

Double-glazed window to the rear, radiator, fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. Doors to the sitting room and rear garden.

## SITTING ROOM

Double-glazed window to the front, patio door to the rear, radiator.

## FIRST FLOOR LANDING

## BEDROOM ONE

Double-glazed window to the rear, radiator.

## BEDROOM TWO

Double-glazed window to the front, radiator.

## BEDROOM THREE

Double-glazed window to the rear, radiator.

## BATHROOM

Double-glazed obscure window to the front, radiator, coloured suite comprising panelled bath, pedestal wash hand basin, and close-coupled w.c.

## REAR GARDEN

To the rear of the property is an enclosed lawned garden with doorway to the rear of the garage.

## GARAGE

Up and over door to the front, doorway to the rear 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 C

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>

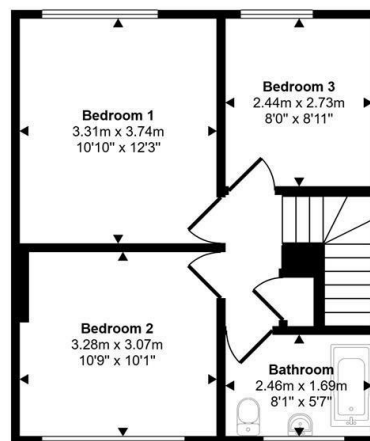
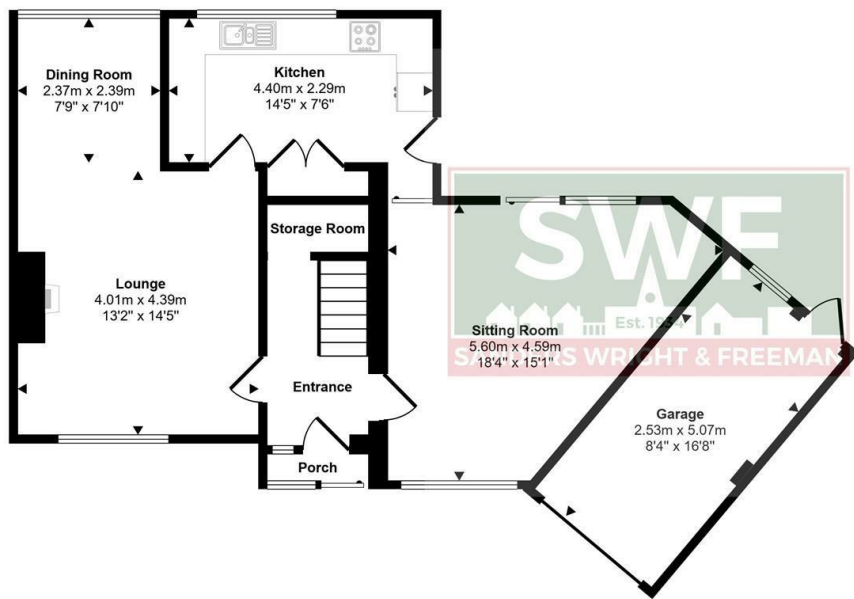
#### **OTHER INFORMATION**

The agent understands that a grant of probate / letters of administration have been applied for but are currently outstanding.

## 15 TRYSULL GARDENS



Approx Gross Internal Area  
121 sq m / 1299 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	77
	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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