



## 11 SOUTHBORNE ROAD WOLVERHAMPTON, WV10 6ET

**£229,950**  
**FREEHOLD**

Extended three bedroom semi-detached home available with No Onward Chain situated in a sought after residential area close to a range of local amenities including well regarded schools, shops and access to public transport with excellent links to the M54 & M6 motorway network. Whilst the property would benefit from some general modernisation there is spacious accommodation throughout, ideal for first time buyers or families, comprising entrance porch, hallway, separate living and sitting rooms, kitchen, utility, guest cloakroom, three bedrooms, bathroom, garage and a large enclosed garden to the rear. A block paved driveway to the front provides off road parking.

# 11 SOUTHBOURNE ROAD

- Extended Three Bedroom Semi-Detached Home
- Situated In An Extremely Popular Location
- Close To Both I54 & M54 Motorway Network
- Driveway Providing Ample Off Road Parking
- Separate Living & Sitting Rooms
- Utility Room
- Council Tax Band - B
- Freehold



SWF



SWF

Extended three bedroom semi-detached home available with No Onward Chain situated in a sought after residential area close to a range of local amenities including well regarded schools, shops and access to public transport with excellent links to the I54 & M54 motorway network. Whilst the property would benefit from some general modernisation there is spacious accommodation throughout, ideal for first time buyers or families, comprising entrance porch, hallway, separate living and sitting rooms, kitchen, utility, guest cloakroom, three bedrooms, bathroom, garage and a large enclosed garden to the rear. A block paved driveway to the front provides off road parking.

## APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Radiator, staircase to the first floor and doors to guest cloakroom, sitting room, extended living room and extended kitchen.

## SITTING ROOM

Double glazed bay window to the front, radiator and feature fireplace with gas fire.

## EXTENDED LIVING ROOM

Two Radiators, double glazed sliding patio doors to the sun room, feature fireplace and sliding door to the kitchen .

## EXTENDED KITCHEN

Double glazed window to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surface over and incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooker, fridge freezer and doors provide access to the living room and utility room.

## UTILITY

Double glazed obscure window to the rear and fitted counter top work surfaces incorporating a stainless steel sink and drainer unit with space beneath for various household appliances including plumbing for a washing machine. Door to the garage and a part glazed door to the rear.

## SUN ROOM

Doors to rear garden.

## GUEST CLOAKROOM

Low level w.c and wash hand basin.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

## BEDROOM ONE

Double glazed bay window to the front, radiator and fitted wardrobes.

## BEDROOM TWO

Double glazed window to the rear, radiator and loft access hatch with drop down ladder.

## BEDROOM THREE

Double glazed window to the front and radiator.

## BATHROOM

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

## GARAGE

Electrically operated roller shutter door to the front, door to the rear, power points and lighting.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## SERVICES

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

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## TENURE Freehold

The property is freehold.

## 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

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### ADDITIONAL INFORMATION

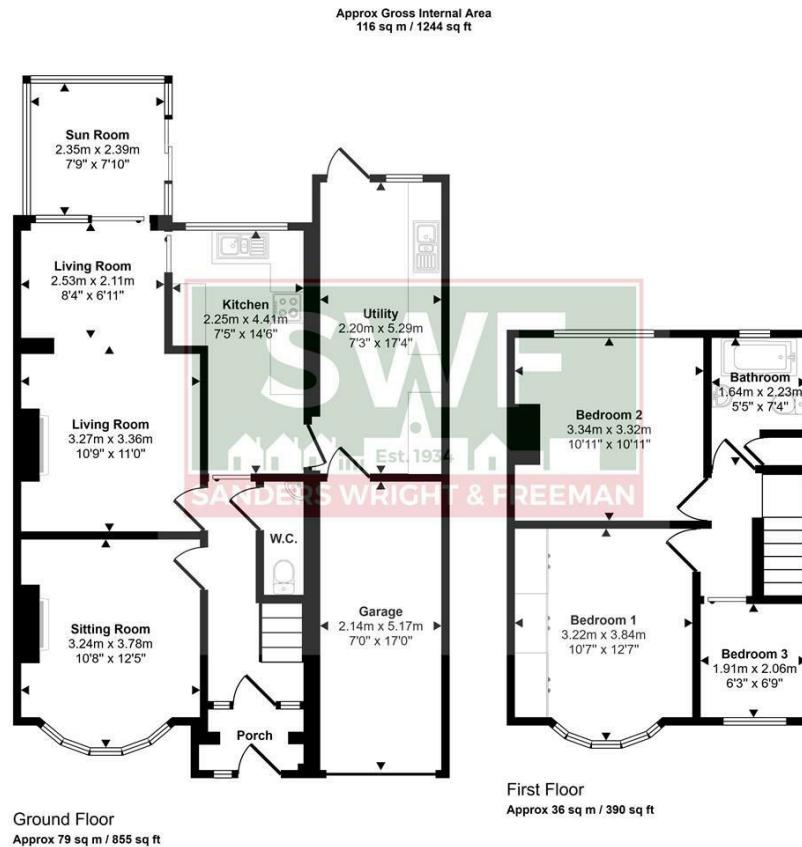
**Local Authority** – Wolverhampton

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Tenure** – Freehold





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			
England & Wales		60	75
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.