



5 CHETWYND ROAD  
WOLVERHAMPTON, WV2 4NZ

OFFERS IN THE REGION OF £220,000  
**FREEHOLD**





# 5 CHETWYND ROAD

- EXTENDED AND REFURBISHED • LARGE DINING KITCHEN • SPACIOUS LIVING / DINING ROOM • RE-FITTED BATHROOM • FIRS FLOOR W.C. • LOFT ROOM



## SPACIOUS LIVING / DINING ROOM

22'6" max, 9'10" min x 15'9" max, 12'7" min

Double-glazed window to the front, radiator, useful under stairs store cupboard, doorway to the inner hall.

## INNER HALL

## GROUND FLOOR BATHROOM

Tiled wall,, towel rail, low-level w.c, sink with drawer unit beneath, bath.

## DINING KITCHEN

22'4" x 9'5"

Double-glazed windows to the side and rear, radiator, range of fitted wall, drawer and base units with work surfaces above incorporating a double sink and drainer unit, built in oven and hob, plumbing for a washing machine, a nd space for various household appliances.

## FIRST FLOOR LANDING

Doorway to staircase to the loft room

## BEDROOM ONE

12'4" x 9'3"

Double-glazed window to the front, radiator.

## BEDROOM TWO

12'4" x 9'10" max, 6'1" min

## W.C.

Double-glazed obscure window to the rear, tiled walls, low level w.c, sink with vanity cupboard.

## LOFT ROOM

Two velux windows, radiator.

## 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 A

## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

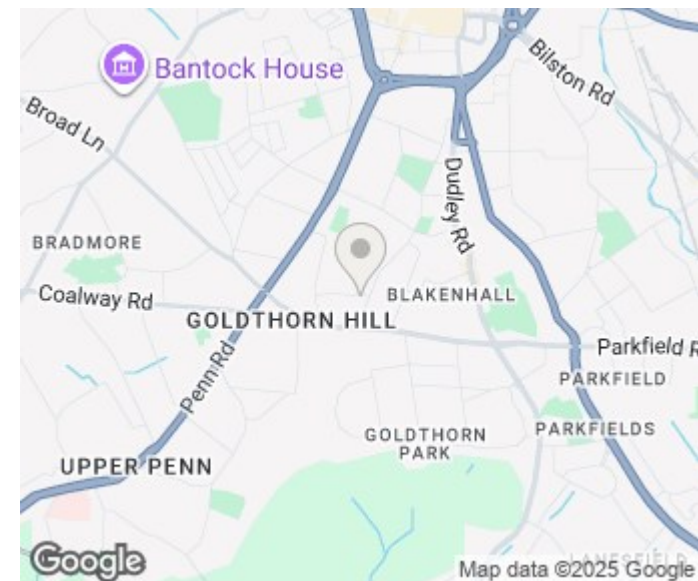
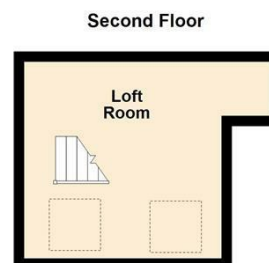
Potential purchasers should contact their preferred supplier to confirm availibilty and speed

## PARKING

The agent understands that there is no allocated parking for the property.

## 5 CHETWYND ROAD





| 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>                  | 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