



**476 CANNOCK ROAD**  
**WOLVERHAMPTON, WV10 0RQ**

**OFFERS IN THE REGION OF £200,000**  
**FREEHOLD**

**NO CHAIN** - Versatile three bedroom semi-detached home situated in an extremely popular location close to a range of local amenities including shops, schools and access to public transport. The property features both spacious and adaptable accommodation throughout and would make an ideal family home or investment comprising living room/bedroom with ensuite off, dining kitchen, ground floor w.c, utility room, three double bedrooms with bedroom one featuring an ensuite off, shower room, garage and an enclosed garden to the rear. A driveway to the front provides off road parking.





## 476 CANNOCK ROAD

- No Onward Chain • Versatile

Accommodation • Living Room/Bedroom With  
En-Suite • Three Further Bedrooms To First  
Floor • Driveway • Garage • Extremely  
Popular Location • Ideal Family Home Or  
Investment



### APPROACH

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

### ENTRANCE HALL

Staircase to the first floor landing, under stairs cupboard and doors to the living room/bedroom and dining kitchen.

### VERSATILE LIVING ROOM/BEDROOM

Versatile reception room with ensuite off. Double glazed window to the rear and radiator.

### GROUND FLOOR ENSUITE

Towel rail, low level w.c, wash hand basin with splash back tiling and corner shower enclosure.

### DINING KITCHEN

Double glazed window to the front, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. there is a built in

electric oven, 4 ring hob and plumbing for a dishwasher. A door provides access to the rear lobby.

### REAR LOBBY

Radiator, part glazed door to the rear garden and doors to the utility and w.c.

### UTILITY

Space for various household appliances including plumbing for a washing machine.

### W.C

Obscure window to the side, low level w.c and wash hand basin.

### FIRST FLOOR LANDING

Double glazed obscure window to the front, built in airing cupboard and doors to:

### BEDROOM ONE

Double glazed window to the rear, radiator and door to ensuite.

### ENSUITE

Towel rail, low level w.c, pedestal wash hand basin with splash back tiling and corner shower enclosure.

## BEDROOM TWO

Double glazed window to the rear and radiator.

## BEDROOM THREE

Double glazed window to the front and radiator.

## SHOWER ROOM

Double glazed obscure window to the rear, radiator, loft access hatch, wash hand basin with splash back tiling, low level w.c and shower enclosure.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

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

## TENURE Freehold

The property is freehold.

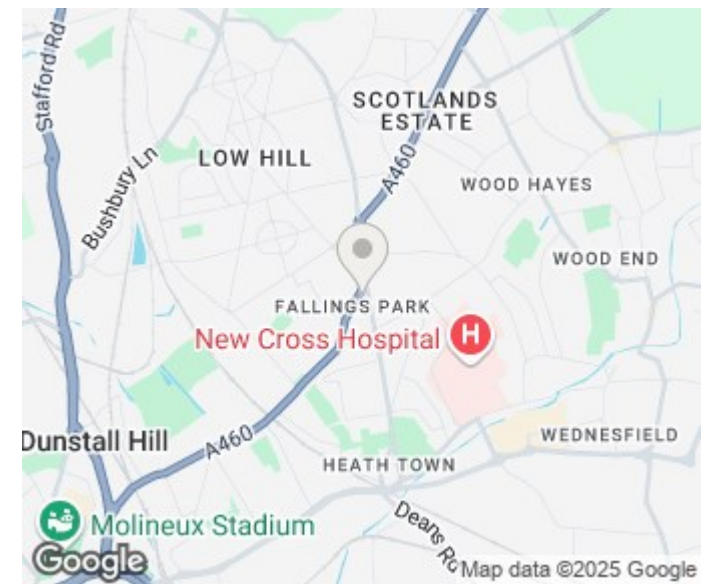
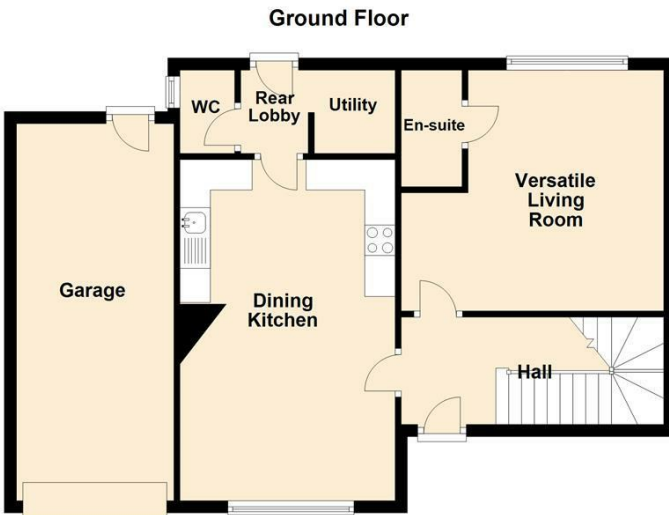
## BROADBAND

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</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