



**14 ARMSTEAD ROAD**  
**WOLVERHAMPTON, WV9 5RF**

**OFFERS IN THE REGION OF £270,000**  
**FREEHOLD**

NO CHAIN - Well presented three bedroom detached home situated in an extremely popular location convenient for a wide range of amenities including schools, shops and access to public transport whilst also being in close proximity to both the M54 Motorway Network and I54 Development. The property features spacious accommodation throughout comprising entrance hall, living room, dining kitchen, ground floor w.c, three bedrooms, family bathroom and a pleasant enclosed garden with an open aspect to the rear. A driveway to the front provides off road parking.



# 14 ARMSTEAD ROAD

- Available With No Onward Chain • Three Bedroom
- Detached Home • Sought After Pendeford
- Location • Convenient For A Wide Range Of
- Amenities • Close Proximity To M54 Motorway & I54
- Development • Ground Floor W.C • Driveway
- Providing Off Road Parking • Open Aspect To
- Rear • Useful Garden Store To Side • EPC Rating = C



## APPROACH

The property is approached via a tarmac driveway providing off road parking with adjacent lawned foregarden.

## ENTRANCE HALL

Double glazed window to the side, radiator, staircase to the first floor landing and doors to the ground floor w.c and living room.

## LIVING ROOM

Double glazed window to the front, radiator, feature fireplace and door to the dining kitchen.

## DINING KITCHEN

Double glazed window to the rear, double glazed double doors opening out to the rear garden, radiator, under stairs cupboard, part tiled walls, under plinth lighting and a range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven and grill and integrated appliances including a fridge, freezer and washer-dryer. A part glaze door provides access to the side.

## GROUND FLOOR W.C

Double glazed obscure window to the front, radiator, low level w.c and wash hand basin with splash back tiling.

## FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch with drop down ladders, built in storage cupboard and doors to:

## BEDROOM ONE

Double glazed window to the front, radiator and fitted dressing table.

## BEDROOM TWO

Double glazed window to the rear, radiator and a range of fitted wardrobes and dresser.

## BEDROOM THREE

Double glazed window to the front and radiator.

## FAMILY BATHROOM

Double glazed obscure window to the rear, ceiling down lighters, towel rail, tiled walls, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath with shower above.

## REAR GARDEN

To the rear of the property is a well maintained garden benefitting from an open rear aspect. The private garden has a raised decked seating area with lawn beyond with a further paved seating area. A side gate provides access to the front and a separate door provide access to a useful garden store.

## 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

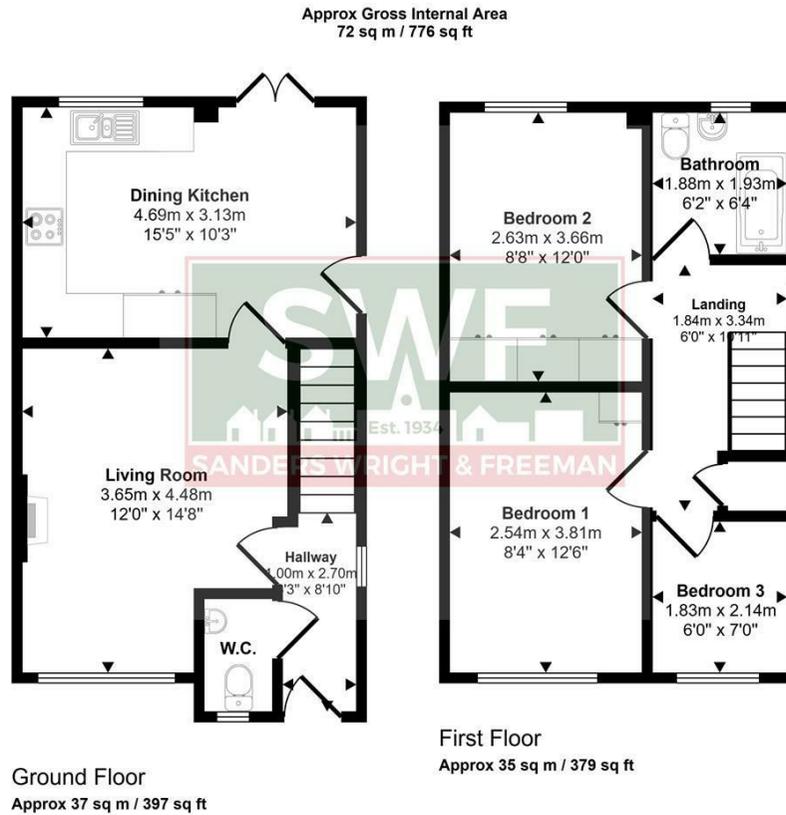
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

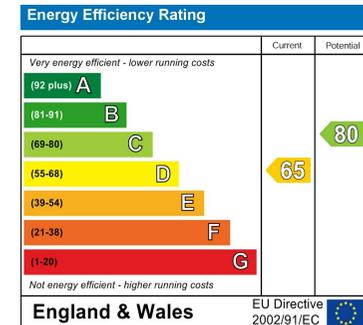
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

## 14 ARMSTEAD ROAD





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