



77 DOVEDALE ROAD
WOLVERHAMPTON, WV4 6RF

£260,000
FREEHOLD

FANTASTIC PRICE! EXTENDED THREE BEDROOM SEMI-DETACHED, BEAUTIFULLY PRESENTED comprising impressive rear living room, sitting room, re-fitted kitchen and bathroom, three generous bedrooms and a good size lawned garden to the rear.



77 DOVEDALE ROAD

- Very Well Presented Throughout • Feature Rear Living Room • Re-fitted Kitchen • Modernised Bathroom • Sitting Room • Generous Rear Garden • Driveway • Garage • Popular Location • Viewing Advised



SUMMARY

Superb semi-detached home situated in an extremely popular location offering spacious living accommodation throughout. Much improved by the current owners the property features an impressive rear living room overlooking the rear garden, separate sitting room, re-fitted kitchen, modernised bathroom, three generous bedrooms, garage and a good size lawned garden to the rear. Internal inspection is highly recommended.

APPROACH

The property is approached via a driveway providing off road parking for several vehicles with access to the front porch and garage.

ENTRANCE PORCH

ENTRANCE HALL

Staircase to the first floor landing, radiator, useful under stairs cupboard and doors to;

SITTING ROOM

Double glazed window to the front, radiator, laminate flooring and feature fireplace.

LIVING ROOM

Radiator, feature fireplace and large double-glazed window overlooking the rear garden.

RE-FITTED 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 incorporating a

stainless steel sink with drainer unit and mixer tap. There is a built in electric oven with four ring gas hob above, plumbing for a washing machine, integral fridge freezer and a doorway to the rear garden.

FIRST FLOOR LANDING

Loft access hatch and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM THREE

Double glazed window to the front and radiator.

RE-FITTED BATHROOM

Double glazed obscure window to the rear, towel rail, ceiling down lights and contemporary white suite comprising close coupled w.c. wash hand basin with vanity cupboard beneath, panelled bath and shower enclosure.

REAR GARDEN

To the rear of the property is a paved patio area with a generous enclosed lawned garden beyond.

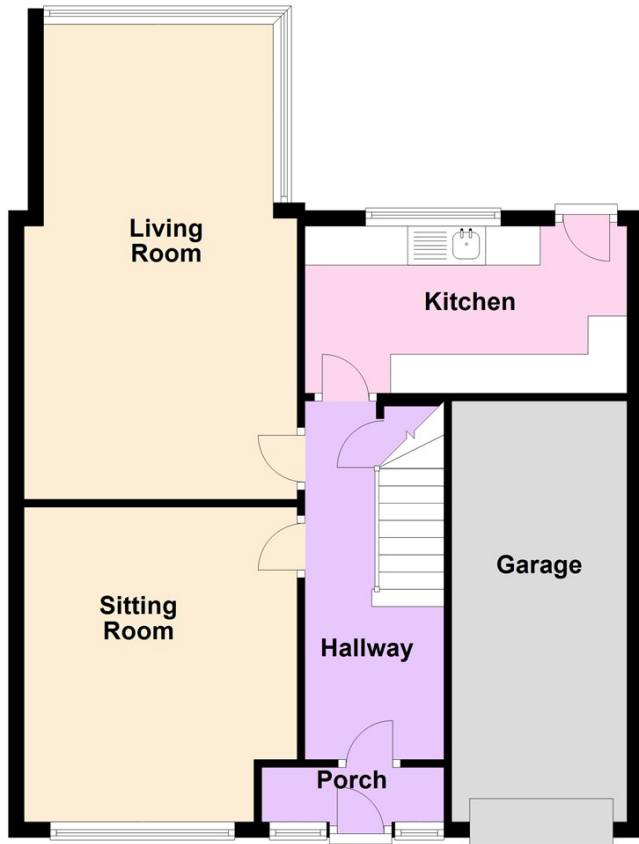
COUNCIL TAX

Wolverhampton City Council - Tax Band C

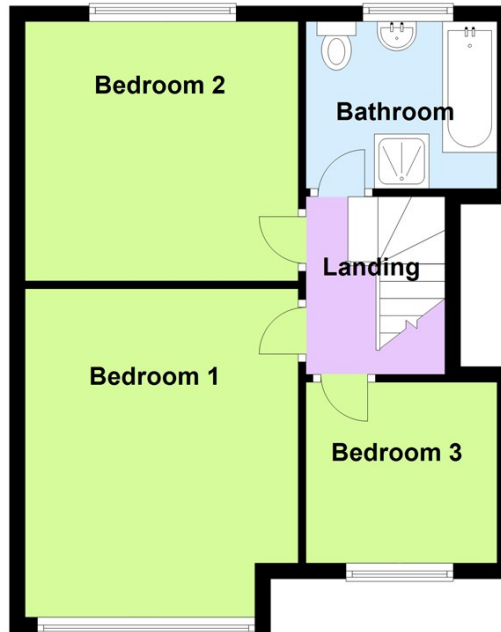
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Ground Floor



First Floor



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