



70 SWAN BANK
WOLVERHAMPTON, WV4 5PZ

OFFERS IN THE REGION OF £275,000
FREEHOLD

Most impressive semi-detached home, extended and improved by the current owners to provide superb contemporary accommodation featuring a spacious living room, dining kitchen, guest cloakroom, three bedrooms and bathroom. A front driveway provides parking for several vehicles and to the rear is an attractive low maintenance garden with spacious brick store.



70 SWAN BANK

- Extended and Improved
- Feature Dining Kitchen
- Spacious Living Room
- Driveway For Several Vehicles
- Low Maintenance Garden
- Three Bedrooms
- Guest Cloakroom
- Beautifully Presented
- Sought After Location
- Convenient for Penn Common



SUMMARY

Most impressive semi-detached home, extended and improved by the current owners to provide superb contemporary living accommodation featuring a spacious living room, feature dining kitchen, guest cloakroom, three bedrooms and bathroom. A front driveway provides parking for several vehicles and to the rear is an attractive low maintenance garden with spacious brick store.

APPROACH

The property is approached via a driveway providing off road parking. There is a covered porchway with access to a side passage and the entrance hall.

ENTRANCE HALL

Radiator, patterned tiled floor, staircase to the first floor landing and doors to the living room and guest cloak room.

LIVING ROOM

24'3" x 10'10"

Double glazed window to the front, two radiators, attractive feature fireplace with gas stove, and a doorway to the dining kitchen.

DINING KITCHEN

16'5" x 12'10" max - 9'0" min

Two double glazed windows to the rear, skylight window, radiator, ceiling down lights and a range of fitted wall, drawer and base units with block work surface above incorporating a sink with drainer and

mixer tap. Integral appliances include a double oven, four ring induction hob and dishwasher and there is plumbing for a washing machine, cupboard for a tumble dryer and space for a fridge freezer. A stable door provides access to the rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

13'5" x 10'6" into wardrobes

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

BEDROOM TWO

10'10" x 9'11"

Double glazed window to the rear and radiator.

BEDROOM THREE

7'10" x 7'1"

Double glazed window to the rear and radiator.

REFITTED BATHROOM

Double glazed obscure window to the front, radiator and white suite comprising pedestal wash hand basin, close couple w.c. and panelled bath.

REAR GARDEN

To the rear of the property is an attractive, low maintenance garden with patio and artificial lawn. At the rear is a large brick built store.

SIDE VERANDAH

Doors to the front driveway and rear garden.

LARGE BRICK BUILT STORE

17'9" x 8'7"

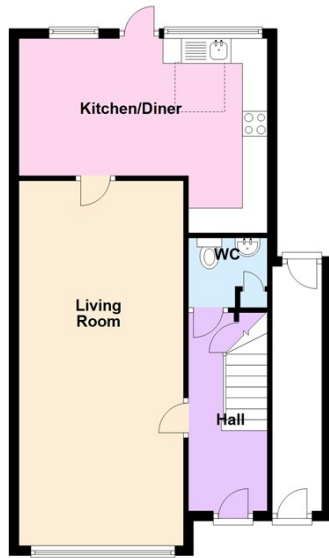
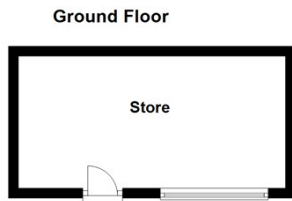
Located at the rear of the garden with double glazed window, electric power points and lighting.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

70 SWAN BANK





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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