



68 HALL PARK STREET BILSTON, WV14 0NG

£250,000
FREEHOLD

Modern three bedroom semi-detached home situated in a popular and established location with a range of amenities nearby including shops, schools and public transport including Priestfield tramline providing easy access to both Wolverhampton City Centre and Birmingham City Centre. The property is immaculately presented throughout with well appointed accommodation featuring entrance hall, living room, dining kitchen, three bedrooms with ensuite to master, family bathroom, ground floor w.c and a pleasant enclosed garden to the rear. A driveway to the front provides ample off road parking.



68 HALL PARK STREET

- Modern Three Bedroom Home
- Extremely Well Presented Throughout
- Ideal For First Time Buyers Or Families
- Master Bedroom With Ensuite
- Popular Location
- Ground Floor W.C



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APPROACH

The property is approached via a driveway providing off road parking for several vehicles. A side passageway provides access to the rear garden.

ENTRANCE HALL

Doors to the ground floor w.c and living room.

LIVING ROOM

Double glazed bay window to the front, radiator and staircase to the first floor landing.

DINING KITCHEN

Double glazed window to the rear, tiled floor, radiator and a range of fitted wall, drawer and base units with work surfaces over incorporating a 1½ stainless steel sink and drainer unit with mixer tap. There are a number of integrated appliances including a fridge, freezer, dishwasher, washing machine and a built in electric oven with 4 ring gas hob above. A useful under stairs cupboard provides further space for household appliances and a double glazed door opens out to the rear garden.

GROUND FLOOR W.C

Radiator, wash hand basin with splash back tiling and vanity unit beneath and low level w.c.

FIRST FLOOR LANDING

Loft access hatch with drop down ladders and doors to:

BEDROOM ONE

Double glazed window to the front, radiator, built in wardrobe, built in airing cupboard and door to the ensuite shower room.

ENSUITE SHOWER ROOM

Double glazed obscure window to the front, radiator, close coupled w.c, wash hand basin and corner shower enclosure.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM THREE

Double glazed window to the rear and radiator.

FAMILY BATHROOM

Double glazed obscure window to the side, towel rail, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and pannelled bath.

REAR GARDEN

To the rear of the property is a pleasant and enclosed split-level garden with a paved patio area and lawn beyond. A side passageway provides access to the front.

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.

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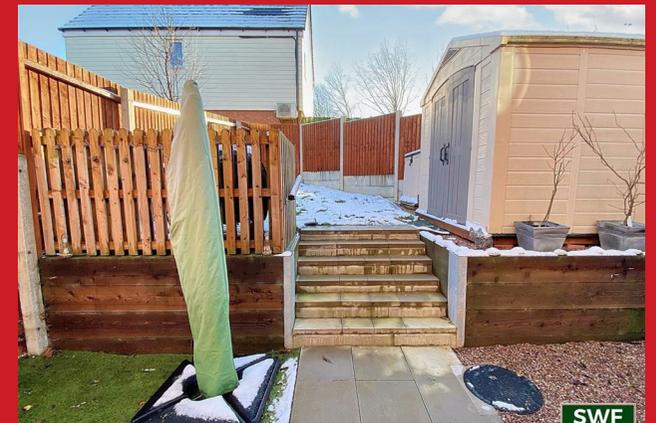
ADDITIONAL INFORMATION

Local Authority – Wolverhampton

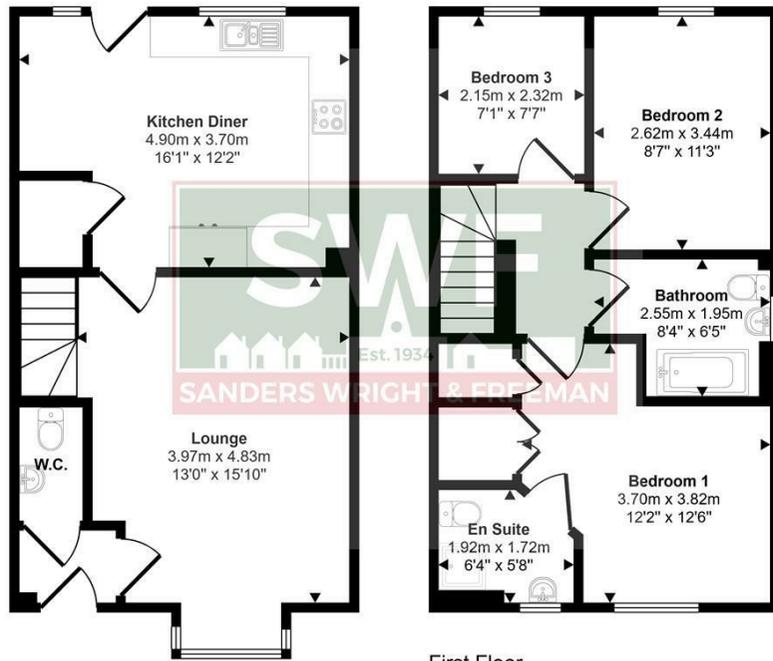
Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold



Approx Gross Internal Area
86 sq m / 925 sq ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(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