



## 10 RUPERT STREET WOLVERHAMPTON, WV3 9NS

ASKING PRICE £230,000  
FREEHOLD

Exceptional two bedroom period home situated in a popular location close to a range of amenities including schools, shops and access to public transport with excellent links to the wider amenities of Chapel Ash, Compton and Tettenhall Village. The property has been extremely well maintained by the current owners and boasts both spacious and characterful accommodation throughout comprising entrance hall, separate living and dining rooms, kitchen, utility room, ground floor w.c, cellar, two double bedrooms, family bathroom and a pleasant enclosed garden to the rear.

# 10 RUPERT STREET

- Immaculately Presented Mid-Terrace Home
- Separate Living & Dining Rooms
- Boasting Spacious & Characterful Accommodation
- Close To A Range of Local Amenities
- Ideal For First Time Buyers Or Families
- Enclosed Garden To The Rear
- Useful Cellar
- Utility Room & Ground Floor W.C



## ENTRANCE HALL

Radiator, tiled floor, staircase to the first floor landing and doors to the living room and dining room.

## LIVING ROOM

Double glazed bay window to the front, oak flooring, radiator and feature fireplace with cast iron fire, timber surround and granite hearth.

## DINING ROOM

Double glazed window to the rear, radiator, oak flooring and door to the kitchen.

## KITCHEN

Two double glazed windows to the side, tiled floor, radiator, part tiled walls, ceiling down lighters and a range of fitted wall, drawer and base units with oak work surfaces above incorporating a Belfast style sink with mixer tap. There is an integrated dishwasher with further space for both a cooking range and fridge freezer. Doors provide access to the cellar and utility room.

## CELLAR

## UTILITY ROOM

Double glazed window to the side, tiled floor, radiator, fitted oak work surface with space beneath for various household appliances including plumbing for a washing machine and doors to the rear garden and ground floor W.C.

## GROUND FLOOR W.C.

Double glazed obscure window to the side, ceiling

down lighters, low level w.c and wash hand basin with splashback tiling.

## FIRST FLOOR LANDING

Built in airing cupboard with loft access hatch and doors to:

## BEDROOM ONE

Two double glazed windows to the front, radiator and two fitted wardrobes.

## BEDROOM TWO

Double glazed window to the rear and radiator.

## FAMILY BATHROOM

Double glazed window to the side, towel rail, ceiling down lighters, tiled floor, part tiled walls and contemporary suite comprising close coupled w.c, pedestal wash hand basin, panelled bath and corner shower enclosure.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a decked seating area and lawn beyond. A gate provides access to the rear.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## TENURE Freehold

The property is freehold.

## SERVICES

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

## 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

## 10 RUPERT STREET



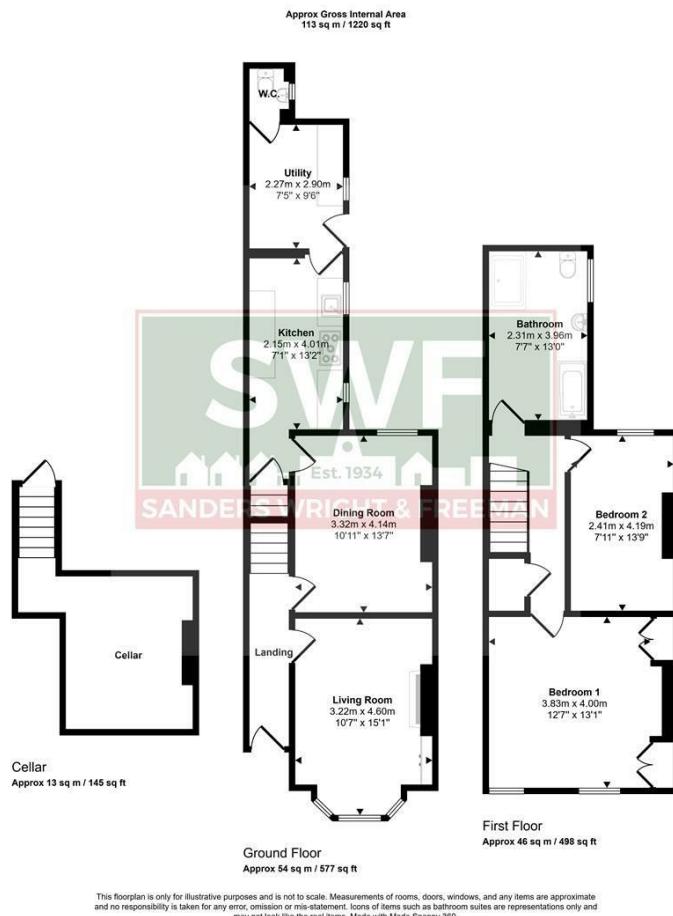
SWF



SWF



SWF



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		85
(81-91)	B		
(69-80)	C		69
(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