



75 FISHER STREET
WOLVERHAMPTON, WV3 0LF

OFFERS IN THE REGION OF £165,000
FREEHOLD

NO CHAIN - Spacious three bedroom terraced home situated in an extremely popular location close to Wolverhampton City Centre. The property would be an ideal first time buy or buy to let investment and has well proportioned accommodation comprising entrance hall, separate living and sitting rooms, kitchen, ground floor bathroom, three double bedrooms, first floor w.c and garden to the rear.



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- NO CHAIN • Three Bedroom Terraced Home • Extremely Popular Location • Separate Living & Sitting Rooms • Ground Floor Bathroom • Ideal First Time Purchase or Buy To Let Investment



ENTRANCE HALL

Part glazed door to the front and further doors to the living room and sitting room.

SITTING ROOM

11'4" x 7'10"

Double glazed window to the front and radiator.

LIVING ROOM

12'4" x 11'3"

Part glazed door to the rear, radiator, under stairs cupboard and door to the kitchen.

KITCHEN

9'5" x 5'10"

Double glazed window to the side, radiator, tiled floor, part tiled walls and range of wall and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above, space for a fridge and a door to the bathroom.

BATHROOM

Double glazed obscure window to the rear, radiator, tiled floor, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath.

FIRST FLOOR LANDING

Loft access hatch, radiator and doors to:

BEDROOM ONE

14'10" max x 11'6"

Two double glazed windows to the front and two radiators.

BEDROOM TWO

12'5" x 11'8"

Double glazed window to the rear and radiator.

BEDROOM THREE

9'6" x 9'6"

Double glazed window to the rear and radiator.

SEPARATE W.C

Close coupled w.c and wash hand basin with splash back tiling.

REAR GARDEN

Accessed via the living room or side passageway.

COUNCIL TAX BAND

Wolverhampton - Band A

TENURE

The agent understands the property is freehold.

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 A

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>

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(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