



26 NORFOLK ROAD
WOLVERHAMPTON, WV3 0JA

OFFERS IN THE REGION OF £245,000
FREEHOLD

NO CHAIN - An extensively refurbished and immaculately presented three-bedroom semi-detached home, thoughtfully renovated by the current owners to an exceptional show home standard. Situated in a popular location, the property is conveniently positioned for a wide range of amenities including schools, shops and public transport links. Finished to a superb standard throughout, the home features spacious accommodation internally and is complemented by a beautifully landscaped rear garden, providing an ideal space for entertaining and outdoor enjoyment. Viewing is highly recommended to fully appreciate the quality and presentation of this impressive home.



26 NORFOLK ROAD

- Available With No Onward Chain • Extensively Refurbished Throughout • Finished To An Extremely High Specification • Popular Residential Location • Convenient For A Wide Range Of Amenities • Landscaped Rear Garden • Ground Floor W.C • Internal Inspection Is Highly Recommended



APPROACH

The property is approached via a low maintenance forecourt.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Radiator, door to the living room, staircase to the first floor landing and an opening to the sitting room.

LIVING ROOM

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

OPEN PLAN SITTING ROOM

Double glazed window to the rear, vertical radiator, useful under stairs storage space, brick fireplace with inset multi-fuel stove. Opening to the breakfast kitchen.

RE-FITTED BREAKFAST KITCHEN

Vertical radiator, fitted breakfast bar and a range of contemporary wall, drawer and base units with Quartz work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated appliances include a built in AEG electric oven, 4 ring electric hob, fridge, freezer and space for further household appliances including plumbing for a washing machine. Double glazed double doors opening out to the rear garden.

GROUND FLOOR W.C

Part tiled walls, low level w.c and wash hand basin with vanity unit beneath.

FIRST FLOOR LANDING

Radiator, loft access hatch and doors to:

BEDROOM ONE

Two double glazed windows to the front, vertical radiator and decorative fireplace.

BEDROOM TWO

Double glazed window to the rear, vertical radiator and decorative fireplace.

BEDROOM THREE

Double glazed window to the rear and vertical radiator.

RE-FITTED FAMILY BATHROOM

Double glazed obscure window to the side, vertical radiator and a contemporary suite comprising close coupled w.c, wash hand basin with vanity unit beneath and P-shaped panelled bath with shower above.

REAR GARDEN

A particular feature of the property is the beautifully landscaped rear garden, featuring a paved patio area with lawn beyond and steps leading to a further paved seating area, creating an ideal space for entertaining. A side gate provides convenient access to the front of the property.

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

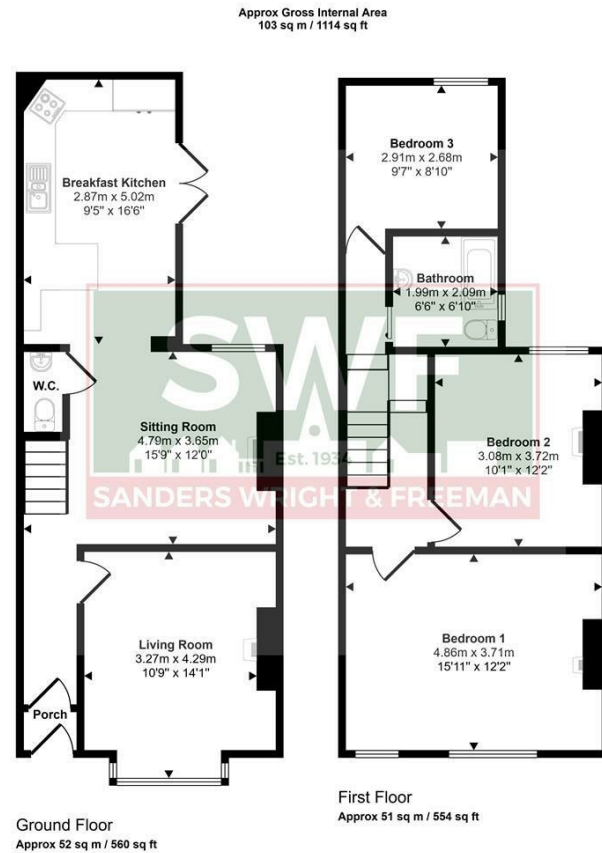
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

26 NORFOLK ROAD





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		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555
13 Waterloo Road enquiries@swfestateagents.co.uk
Wolverhampton www.swfestateagents.co.uk
West Midlands
WV1 4DJ

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