



SWF



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## 139 BLACKHALVE LANE WOLVERHAMPTON, WV11 1AH

£230,000  
FREEHOLD

Beautifully presented and extended semi-detached home situated on popular Blackhalve Lane which offers fantastic commuting access to local schools within Essington and Wednesfield areas. The M54 and M6 motorways are also easily accessed as is the i54 commercial development and New Cross Hospital. The property would make an ideal 'First Time Buy' and comprises entrance porch, hallway, Impressive open plan dining kitchen, living room, utility area, two double bedrooms and bathroom. Off road parking for 2/3 vehicles and generous garden to the rear.

**SWF**  
Est. 1934  
SANDERS WRIGHT & FREEMAN

# 139 BLACKHALVE LANE

- EXTENDED SEMI-DETACHED HOME • IMPRESSIVE OPEN PLAN DINING KITCHEN • TWO DOUBLE BEDROOMS RE-FITTED BATHROOM • PLEASANT LIVING ROOM • LARGE DETACHED GARDEN / ENTERTAINMENT ROOM • DRIVEWAY • GENEROUS REAR GARDEN



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## ENTRANCE PORCH

Door to the hallway.

## ENTRANCE HALL

Staircase to the first floor landing and door to the living room.

## LIVING ROOM

Double glazed bay window to front, door to hall, feature sliding door to dining kitchen.

## OPEN PLAN DINING KITCHEN

A particular feature of the property is the open plan dining kitchen which comprises double glazed doors to the rear garden, feature vaulted ceiling, skylight windows to ceiling, a range of fitted wall and base units with wooden work surfaces, island breakfast bar, tiled flooring, Belfast style sink, gas hob with double oven and microwave, radiator, integrated dishwasher. There are sliding doors to living room and folding doors to a useful utility area and under stairs cupboard.

## UTILITY AREA

Small utility area with plumbing for a washing machine and space for a dryer.

## FIRST FLOOR LANDING

Double glazed window to side, loft access hatch with drop down ladder and doors to:

## BEDROOM ONE

Double glazed window to front, built in wardrobes, and radiator.

## BEDROOM TWO

Double glazed window to rear and radiator.

## BATHROOM

Double glazed window to rear, panelled bath with shower above, low level w.c, wash basin, towel rail, tiled floors and tiled walls

## GARDEN ROOM / SUMMER HOUSE

Timber building situated to the rear of the property which also includes an office area, double doors leading to the rear garden, double glazed window to rear garden, laminated flooring, double down bed, externally power point, spotlights and electric wall heaters.

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

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>

139 BLACKHALVE LANE







## ADDITIONAL INFORMATION

**Local Authority** – Wolverhampton

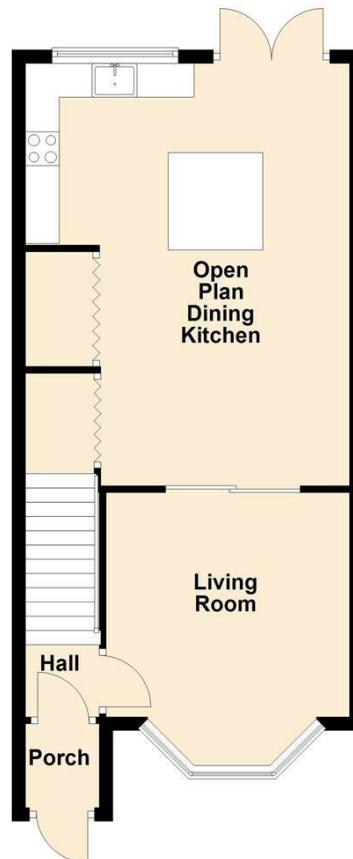
**Council Tax** – Band B

**Viewings** – By Appointment Only

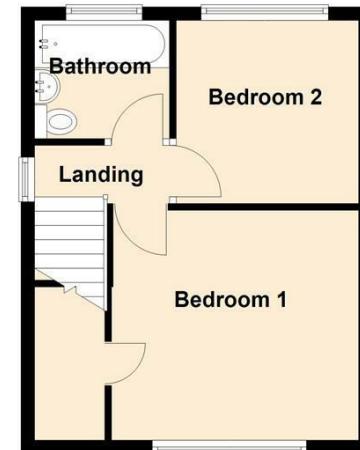
**Tenure** – Freehold



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(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