



**38 LEGS LANE**

**WOLVERHAMPTON, WV10 8AT**

**ASKING PRICE £190,000**

**FREEHOLD**

NO CHAIN - Well presented three bedroom semi-detached home situated in a popular location close to local amenities including shops, schools and easy access to public transport. The property offers spacious accommodation throughout comprising entrance porch, reception hall, through living room, dining kitchen, three bedrooms and family bathroom.

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

# 38 LEGS LANE

- NO CHAIN • Well Presented Semi-Detached Home • Through Living Room • Dining Kitchen • Three Bedrooms • Pleasant Rear Garden • Popular Location • Close To Local Amenities • Convenient For Access to M54 • Public Transport Nearby



## SUMMARY

NO CHAIN - Well presented three bedroom semi-detached home situated in a popular location close to local amenities including shops, schools and easy access to public transport. The property offers spacious accommodation throughout comprising entrance porch, reception hall, through living room, dining kitchen, three generous bedrooms and family bathroom.

## APPROACH

The property is approached via a paved footpath with an adjacent lawned garden.

## ENTRANCE PORCH

## RECEPTION HALL

Window to the side, radiator, staircase to the first floor landing and doors to the living room and kitchen

## THROUGH LIVING ROOM

21'4" x 10'1"

Bay window to the front, radiator, feature fireplace and sliding patio door to the rear.

## DINING KITCHEN

14'9" x 10'0"ax, 6'9"in

Window to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven and hob, useful under stairs pantry and doorway to the side passage.

## SIDE PASSAGE

Covered side passage with doors to a large store and w.c.

## W.C.

High flush w.c.

## FIRST FLOOR LANDING

Window to the side and loft access hatch

## BEDROOM ONE

11'0" x 10'11"

Window to the front, radiator and fitted wardrobes.

## BEDROOM TWO

12'0" x 8'6"

Window to the rear, radiator and built in wardrobe.

## BEDROOM THREE

9'4" x 8'0"

Window to the front, radiator and built in cupboard.

## FAMILY BATHROOM

Obscure window to the rear, radiator, part tiled walls and suite comprising low-level w.c, pedestal wash hand basin and panelled bath.

## REAR GARDEN

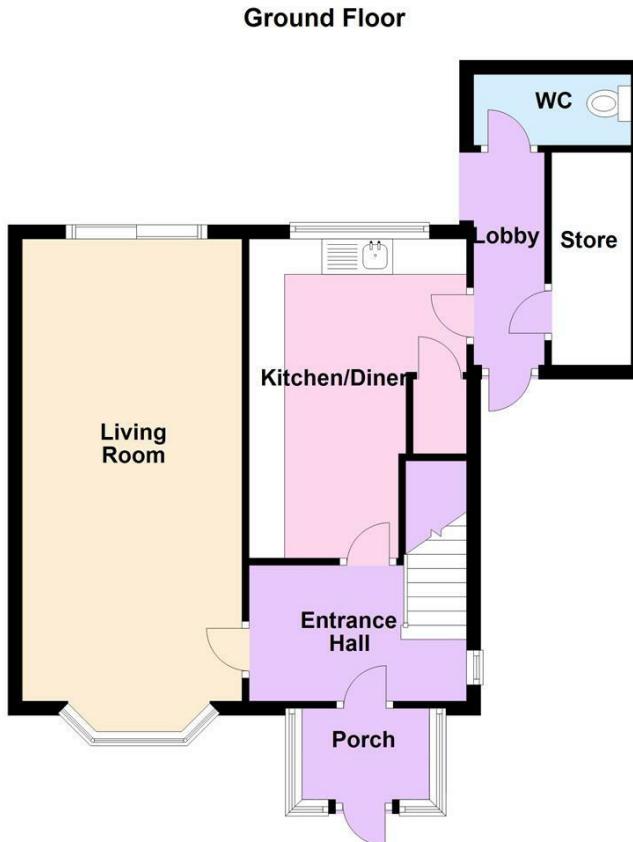
To the rear of the property is a very pleasant, well maintained enclosed lawned garden.

## COUNCIL TAX BAND

Wolverhampton City Council - Band A

## 38 LEGS LANE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(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	



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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