



**73 PARKLANDS ROAD**  
**WOLVERHAMPTON, WV1 2DJ**

**OFFERS IN THE REGION OF £230,000**  
**FREEHOLD**

EXTENDED Three bedroom semi-detached home situated towards the head of a popular cul-de-sac in close proximity to a number of amenities including shops, schools and East Park recreational area. The property offers spacious and versatile accommodation throughout which has been improved by the current owners comprising entrance hall, separate living and sitting rooms, kitchen, three DOUBLE bedrooms, re-fitted bathroom and an enclosed garden to the rear. Driveway to the front providing off road parking.



## 73 PARKLANDS ROAD

- Extended Semi-Detached Home • Three DOUBLE Bedrooms • Cul-De-Sac Location • Close Proximity to East Park Recreational Area • Separate Living And Sitting Rooms • Driveway Providing Off Road Parking • Enclosed Rear Garden • Extremely Popular Location



### APPROACH

The property is approached via a shared access block paved driveway providing off road parking for several vehicles. A side gate provides access to the rear garden.

### ENTRANCE HALL

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

### LIVING ROOM

17'10" x 8'6"

Double glazed window to the rear, double glazed sliding patio doors to the rear, two radiators, useful under stairs cupboard and part glaze double doors to the sitting room.

### SITTING ROOM

11'3" x 10'4"

Double glazed bow window to the front and radiator.

### DINING KITCHEN

12'6" x 9'10"

Two double glazed windows, tiled floor, part tiled walls, radiator, ceiling down lighters and

a contemporary range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1½ stainless steel sink and drainer unit with mixer tap. There is a range of integrated appliances including a built in electric oven with 4 ring gas hob adjacent, dishwasher, fridge, freezer and plumbing for a washing machine. A part glazed door provides access to the rear garden.

### FIRST FLOOR LANDING

Loft access hatch with drop down ladders and doors to:

### BEDROOM ONE

14'7" x 10'1"

Two double glazed windows to the front, radiator and built in storage cupboard.

### BEDROOM TWO

12'8" x 9'10"

Two double glazed windows and radiator.

## **BEDROOM THREE**

10'7" x 10'2"

Double glazed window to the rear and radiator.

## **RE-FITTED FAMILY BATHROOM**

Double glazed obscure window to the rear, ceiling down lighters, towel rail and contemporary suite comprising close coupled w.c, wash hand basin with vanity unit beneath and paneled bath with electric shower above.

## **REAR GARDEN**

To the rear of the property is a pleasant enclosed garden mainly laid to lawn with a pathway leading to a raised seating area. A side gate provides access to the front.

## **COUNCIL TAX**

Wolverhampton City Council - Tax Band B

## **SERVICES**

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

## **TENURE - FREEHOLD**

The agent understands that the property is Freehold.

**73 PARKLANDS ROAD**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(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