



**36 OLD FALLINGS LANE**  
**WOLVERHAMPTON, WV10 8BH**

**OFFERS IN THE REGION OF £225,000**  
**FREEHOLD**

NO CHAIN - Spacious semi-detached home situated in an extremely popular location close to a range of amenities including schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property features accommodation comprising entrance porch, hallway, through living/dining room, kitchen, sun room, three bedrooms, family bathroom, garage and an enclosed garden to the rear. A driveway to the front provides off road parking.



# 36 OLD FALLINGS LANE

- Available With No Onward Chain • Extremely Popular Location • Convenient For A Wide Range of Amenities • Through Living/Dining Room • Driveway Providing Off Road Parking • Three Bedrooms • Garage • Mature Enclosed Garden To Rear



## APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the living/dining room and kitchen.

## THROUGH LIVING/DINING ROOM

26'10" max x 11'5"

Double glazed bow window to the front, two radiators, two feature fireplaces and sliding patio door to the sun room.

## KITCHEN

12'9" x 10'2"

Two double glazed windows to the rear, tiled floor, ceiling down lighters, part tiled walls and a range of fitted wall, drawer and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, space for a fridge freezer and plumbing for a washing machine. Door to the rear lobby.

## REAR LOBBY

Doors to the garage and rear garden

## SUN ROOM

11'3" x 5'8"

Door to the rear.

## FIRST FLOOR LANDING

Double glazed window to the rear, loft access hatch and doors to:

## BEDROOM ONE

14'9" x 9'8"

Double glazed window to the front, radiator and fitted bedroom furniture.

## BEDROOM TWO

10'11" x 9'11"

Double glazed window to the rear, radiator and fitted bedroom furniture.

## BEDROOM THREE

9'3" x 8'3"

Double glazed window to the side, radiator and fitted bedroom furniture.

## FAMILY BATHROOM

10'3" x 8'6"

Double glazed obscure windows to the front and rear, two radiators, part tiled walls, ceiling down lighters and suite comprising low level w.c., bidet, wash hand basin with vanity unit beneath and Oval panelled bath.

## GARAGE

16'11" x 8'9"

Door to the rear, up and over door to the front.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond bordered by a number of mature shrubs and trees.

## 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 B

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>

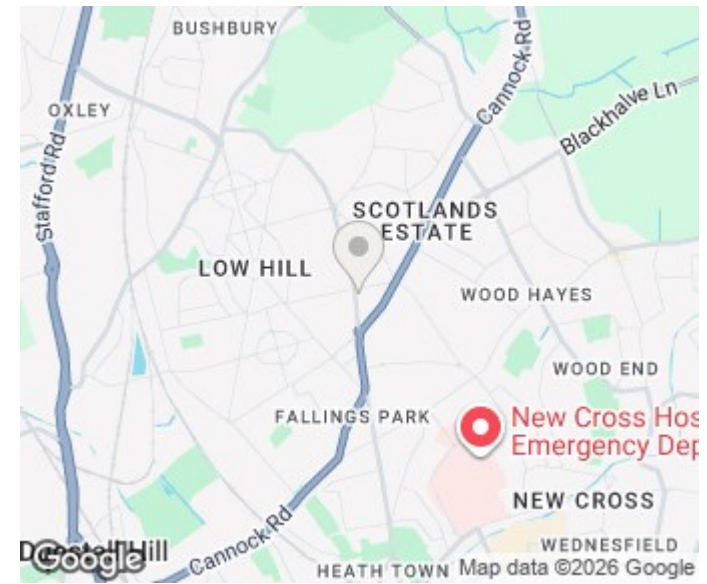
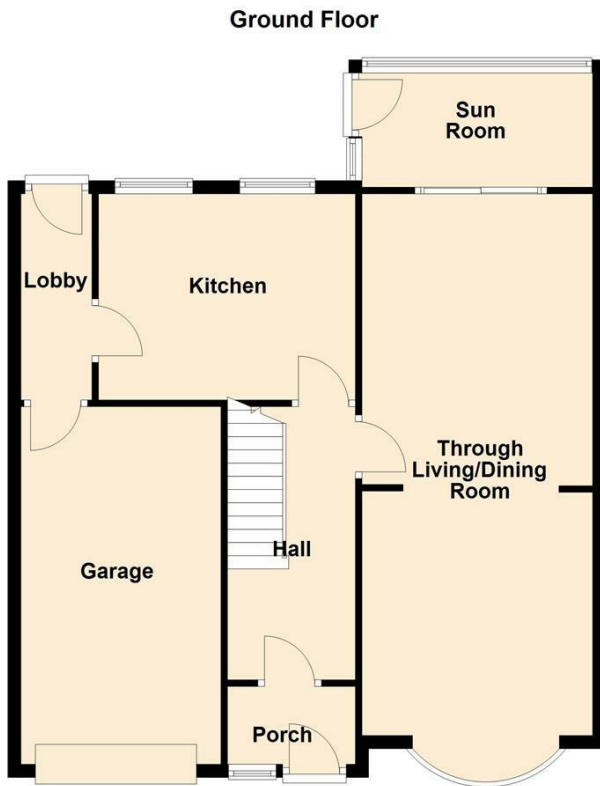
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

## 36 OLD FALLINGS LANE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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