



**26 PHOENIX STREET
WOLVERHAMPTON, WV2 3JT**

**OFFERS IN THE REGION OF £90,000
FREEHOLD**

OPEN VIEWINGS WEDNESDAY 7TH FEBRUARY AND FRIDAY 9TH FEBRUARY 12:30 - 1:00PM.
NO APPOINTMENT REQUIRED. CASH OFFERS ONLY.
TWO BEDROOM SEMI-DETACHED PROPERTY REQUIRING REFURBISHMENT
EMAIL ANY ENQUIRIES TO ENQUIRIES@SWFESTATEAGENTS.CO.UK

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

26 PHOENIX STREET

- OPEN VIEWINGS WED 7TH AND FRIDAY 9TH FEB. 12:30 - 1:00 PM
- CASH OFFERS ONLY
- REQUIRES FULL REFURBISHMNET
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- SHOPS AND PUBLIC TRANSPORT NEARBY
- INVESTMENT OPPORTUNITY



IMPORTANT VIEWING INFORMATION

NO APPOINTMENT REQUIRED. OPEN VIEWINGS WEDNESDAY 7TH AND FRIDAY 9TH FEBRUARY 12:30-1:00PM. THE PROPERTY IS BOARDED UP AND THERE IS NO LIGHTING AVAILABLE. SOME FLOORBOARDS ARE MISSING ON THE 1ST FLOOR AND VIEWERS SHOULD BRING A TORCH AND ENTER AT THEIR OWN RISK

OFFERS

CASH OFFERS WITH PROOF OF FUNDS TO BE SUBMITTED BY 12:00 MIDDAY MONDAY 12TH FEBRUARY
email - enquiries@swfstateagents.co.uk, address 13 Waterloo Road, Wolverhampton WV1 4DJ

ENQUIRIES

The property is sold as seen. Please email any questions to enquiries to enquiries@swfstateagents.co.uk

ENTRANCE HALL

RECEPTION ROOM ONE

12'11" into bay x 12'0"

RECEPTION ROOM TWO

12'7" x 10'6"

KITCHEN

7'1" x 4'4"

FIRST FLOOR LANDING

BEDROOM ONE

15'4" max, 12'1" min x 11'0"

BEDROOM TWO

12'7" max, 9'7" min x 10'3" max, 7'4" min

BATHROOM

REAR GARDEN

TENURE

Whilst the property is assumed Freehold, we have been unable to verify the tenure at this stage. Any interested buyer should confirm the tenure with their solicitor prior to completion.

SERVICES

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

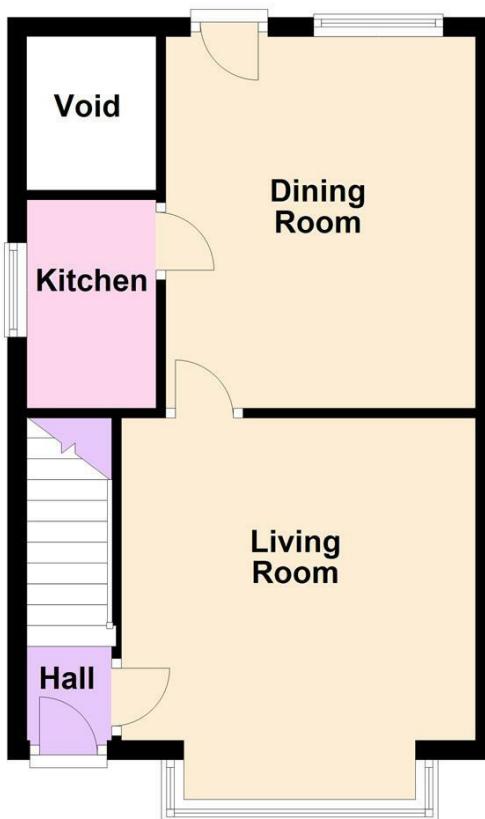
COUNCIL TAX

Wolverhampton City Council - Tax Band A

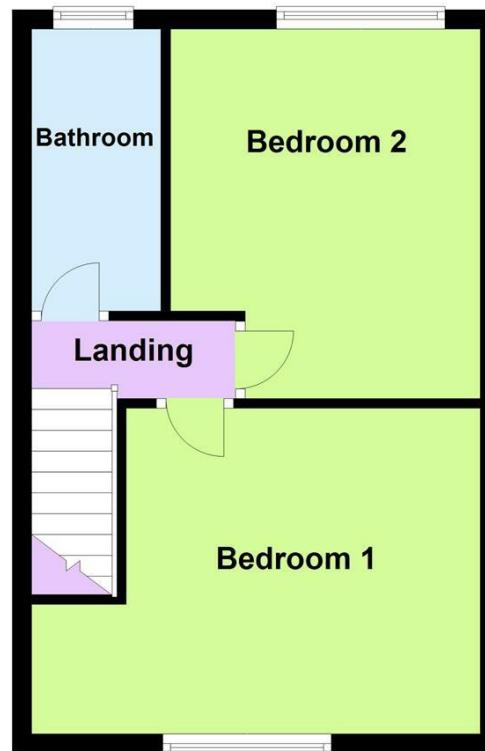
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	3
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfstateagents.co.uk
www.swfstateagents.co.uk

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