



**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 ENQUIRES TO [ENQUIRIES@SWFESTATEAGENTS.CO.UK](mailto:ENQUIRIES@SWFESTATEAGENTS.CO.UK)





## 26 PHOENIX STREET

- OPEN VIEWINGS WED 7TH AND FRIDAY 9TH FEB.
- 12:30 - 1:00 PM • CASH OFFERS ONLY • REQUIRES FULL REFURBISHMENT • 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@swfestateagents.co.uk](mailto:enquiries@swfestateagents.co.uk), address 13  
Waterloo Road, Wolverhampton WV1 4DJ

### ENQUIRIES

The property is sold as seen. Please email any questions  
to enquiries to [enquiries@swfestateagents.co.uk](mailto:enquiries@swfestateagents.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.

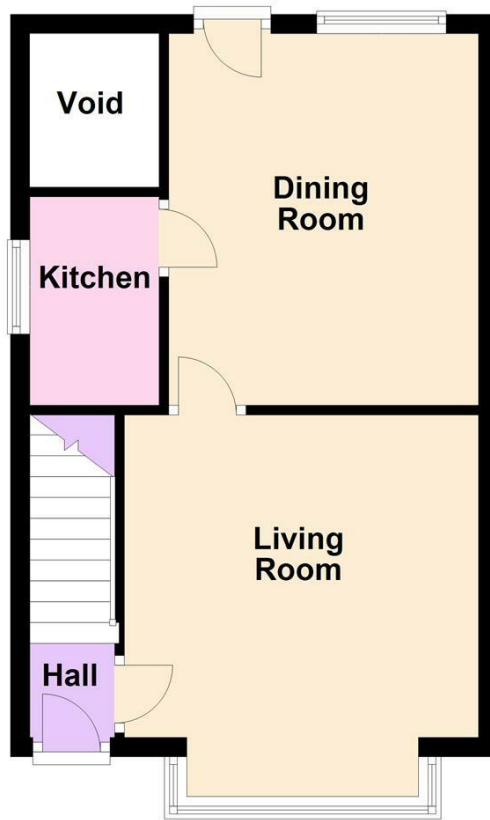
### COUNCIL TAX

Wolverhampton City Council - Tax Band A

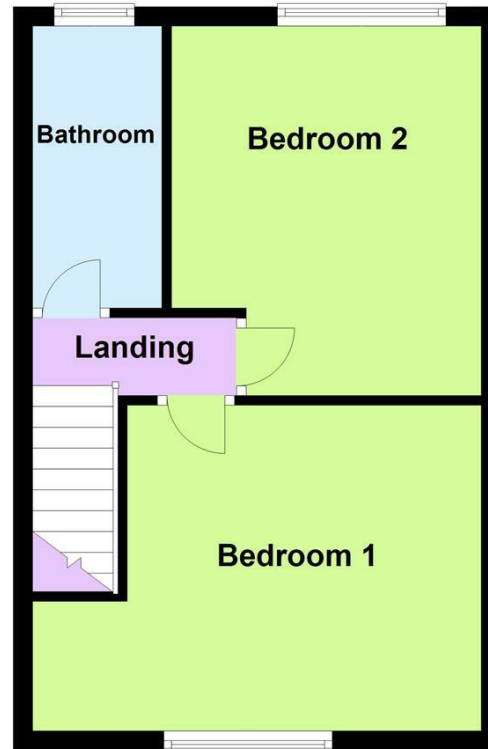
## 26 PHOENIX STREET



**Ground Floor**



**First Floor**



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	



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

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