



**607 CANNOCK ROAD, FALLINGS PARK  
WOLVERHAMPTON, WV10 0RP**

**OFFERS IN THE REGION OF £180,000  
FREEHOLD**

INVESTMENT OPPORTUNITY - REQUIRING REFURBISHMENT. Cash buyers are preferred for this spacious semi-detached property which is set back from the main road and offers superb living accommodation throughout. Comprising reception hall, two living rooms, large dining kitchen, three bedrooms and bathroom. The property has a generous frontage and double width garage. Please note the property is UNSUITABLE FOR BUY TO LET FINANCE DUE TO THE CONDITION AND EPC RATING.

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

# 607 CANNOCK ROAD

- INVESTMENT OPPORTUNITY • REQUIRES REFURBISHMENT • CASH BUYERS
- PREFERRED • TWO LIVING ROOMS • DINING KITCHEN • THREE BEDROOMS • DOUBLE WIDTH GARAGE • DRIVEWAY • RANGE OF AMENITIES NEARBY • UNSUITABLE FOR BUY TO LET LENDING



## APPROACH

The property is set back from the road behind a driveway providing off road parking.

## ENTRANCE PORCH

## RECEPTION HALL

Radiator, staircase to the first floor landing.

## LIVING ROOM

13'3" x 11'6"

Double-glazed window to the front and feature fireplace.

## DINING ROOM

13'1" x 10'11"

Window to the rear, doorway to the sun room.

## SUN ROOM

Window to the rear and doorway to the garden.

## DINING KITCHEN

18'6" x 9'4"

Two windows to the rear, doorway to the garden and a range of wall, drawer and base units incorporating a stainless steel sink and drainer unit. Doorway to the garage.

## FIRST FLOOR LANDING

## BEDROOM ONE

13'6" x 9'10"

Double-glazed window and built in wardrobe.

## BEDROOM TWO

13'1" x 11'1"

Window and built in wardrobes.

## BEDROOM THREE

8'2" x 7'11"

Double-glazed window.

## BATHROOM

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

## GARAGE

17'3" x 16'7"

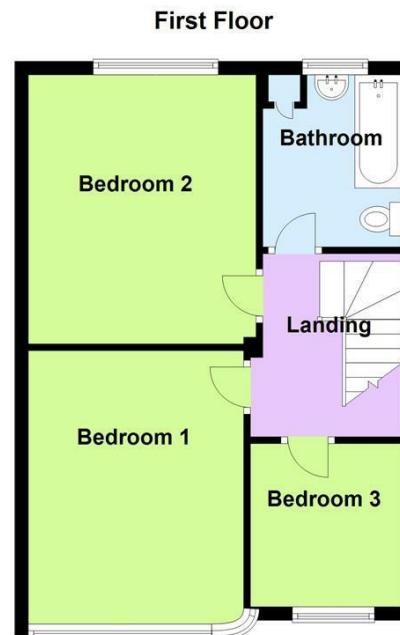
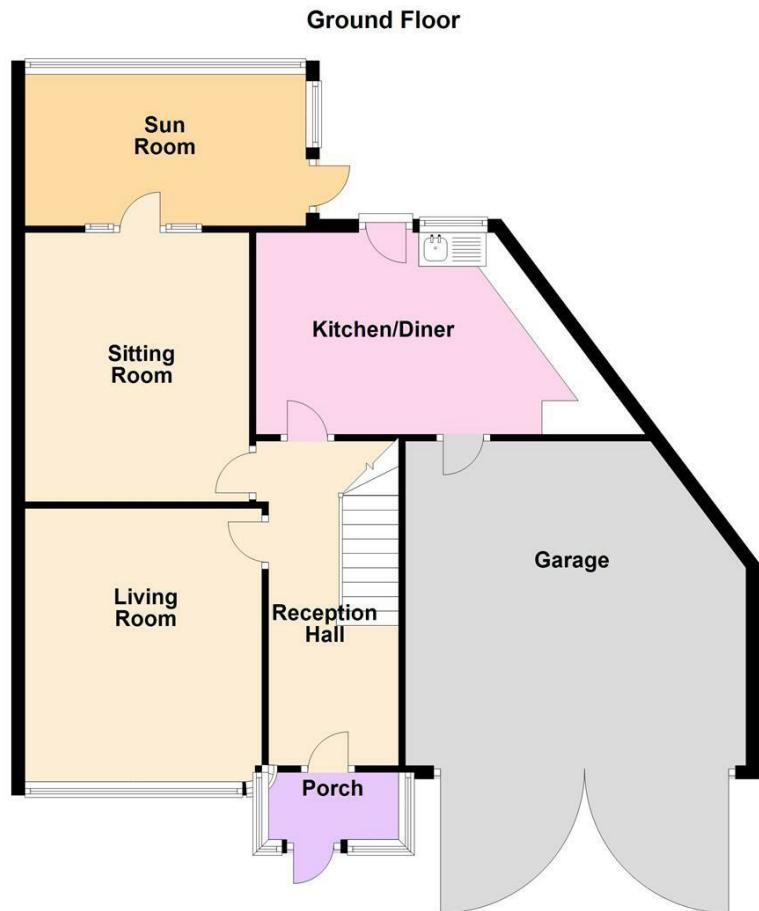
Double doors to the front and doorway to the dining kitchen.

## REAR GARDEN

Enclosed garden to the rear.

607 CANNOCK ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		23
(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