



9 THE FOLD

WOLVERHAMPTON, WV4 5QY

OFFERS IN THE REGION OF £250,000

FREEHOLD

NO CHAIN - Three bedroom semi-detached home in a highly sought after cul-de-sac off Wakeley Hill, convenient for the amenities of nearby Penn Road, and within reasonable walking distance of picturesque Penn Common.

Requiring a scheme of general updating the property is available with **NO ONWARD CHAIN** and comprises entrance hall, spacious living room, dining room, kitchen, utility, ground floor w.c, three bedroom and bathroom. A driveway and garage provide off road parking, and to the rear is a pleasant enclosed lawned garden.



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- POPULAR CUL-DE-SAC OFF WAKELEY HILL • GROUND FLOOR W.C. • UTILITY ROOM • THREE BEDROOMS • PLEASANT REAR GARDEN • CONVENIENT FOR AMENITIES OF PENN ROAD • SCOPE FOR FUTURE EXTENSION SUBJECT TO RELEVANT PLANNING PERMISSION



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE HALL

Radiator, staircase to the first floor landing.

LIVING ROOM

14'0" max x 11'1" max

Double-glazed window to the front, radiator.

DINING ROOM

10'0" x 8'11"

Sliding patio door to the rear, radiator.

KITCHEN

10'0" x 7'11"

Double-glazed window to the rear, tiled floor, fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit.

UTILITY / SHOWER ROOM

Double-glazed window to the rear, radiator. shower enclosure, doorway to side passage.

GROUND FLOOR W.C.

Low-level w.c, wash hand basin.

FIRST FLOOR LANDING

Double-glazed window to the side.

BEDROOM ONE

Double-glazed window to the front, radiator.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, low level w.c, pedestal wash hand basin, paneled bath.

GARAGE

Up and over door to the front.

REAR GARDEN

To the rear of the property is a pleasant enclosed lawned garden with gated side passage to the front driveway.

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 C

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>

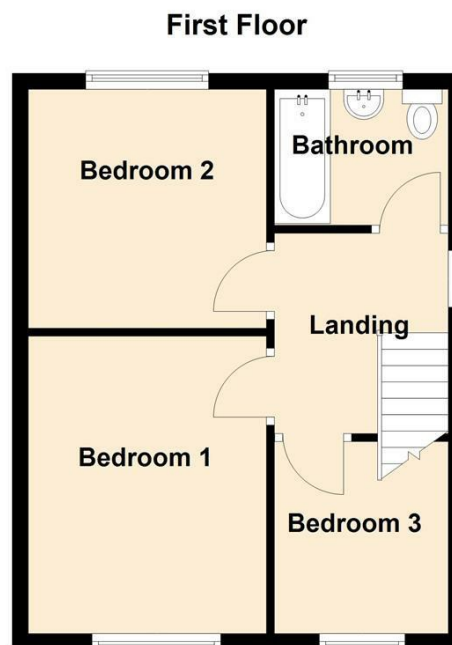
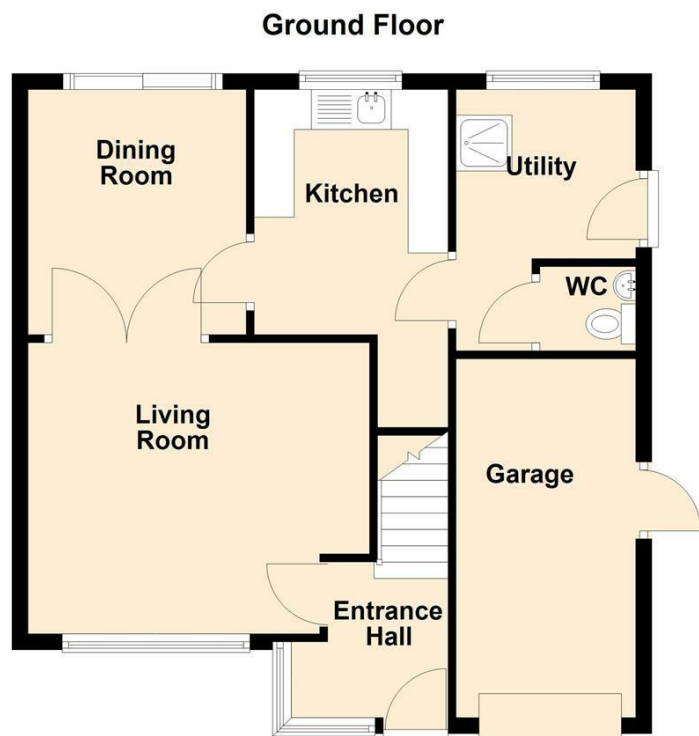
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

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SWF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	72
(21-38) F		
(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