



**29 FARBROOK AVENUE**  
**WOLVERHAMPTON, WV10 6NE**

**OFFERS IN THE REGION OF £230,000**  
**FREEHOLD**

NO CHAIN - Well presented three bedroom semi-detached home situated in an extremely popular location convenient for a wide range of amenities including schools, shops and access to public transport whilst also being within close proximity to the I54 Business Development & M54 Motorway Network. The property features spacious and well proportioned accommodation throughout comprising entrance porch, hall, living room, dining kitchen, utility, three bedrooms, family bathroom and a mature enclosed garden to the rear. A garage and driveway to the front provide off road parking.



## 29 FARBROOK AVENUE

- Available With No Onward Chain
- Extremely Popular Location
- Convenient For A Wide Range Of Amenities
- Off Road Parking
- Mature Garden To The Rear
- Three Bedrooms
- Dining Kitchen & Utility Room
- Close Proximity to I54 &

M54



### APPROACH

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

### ENTRANCE PORCH

Door to the hallway.

### HALLWAY

Staircase to the first floor landing and doors to the living room and dining kitchen.

### LIVING ROOM

14'4" x 12'5"

Double glazed window to the front, feature fireplace and door the dining kitchen.

### DINING KITCHEN

18'10" x 8'2"

Double glazed window to the rear, sliding patio doors providing access to the rear garden, part tiled walls and a range of fitted wall, drawer and base units will roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. A door provides access to the utility room.

### UTILITY ROOM

8'6" x 7'8"

fitted counter top work surface and doors to the rear garden and garage.

### FIRST FLOOR LANDING

Obscure window to the side, loft access hatch, storage cupboard and doors to:

### BEDROOM ONE

12'5" x 11'6"

Double glazed window to the front and built in storage cupboard.

### BEDROOM TWO

11'5" x 9'8"

Double glazed window to the rear.

### BEDROOM THREE

8'6" x 8'2"

Double glazed window to the rear.

### BATHROOM

Double glazed obscure window to the front, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

### 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.

### GARAGE

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

### 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>

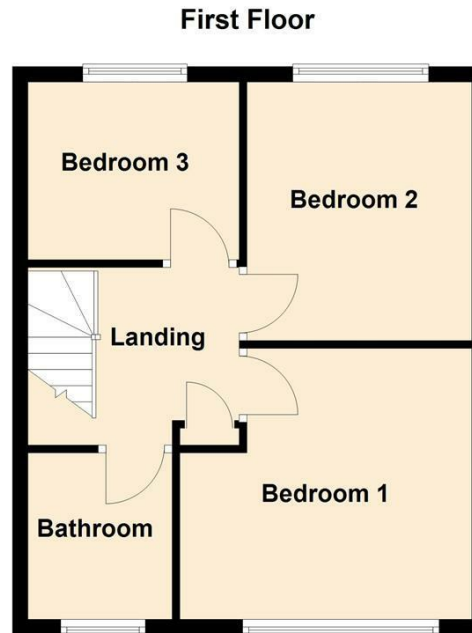
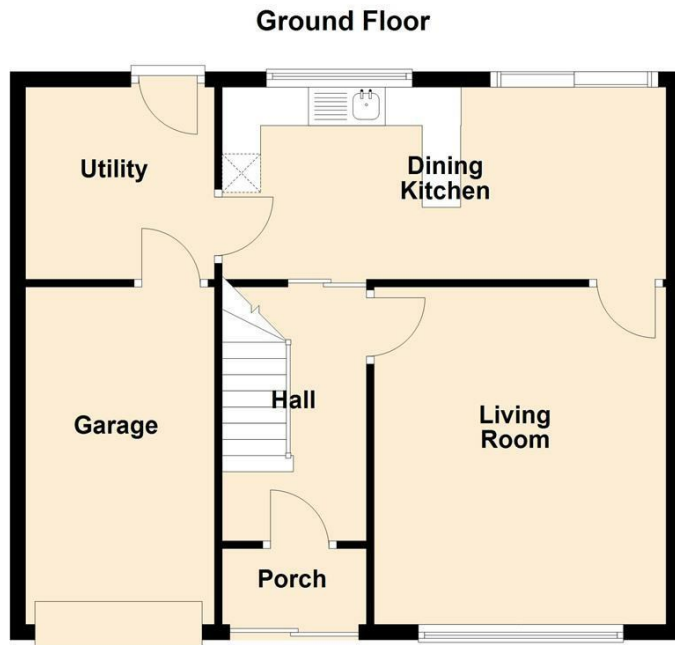
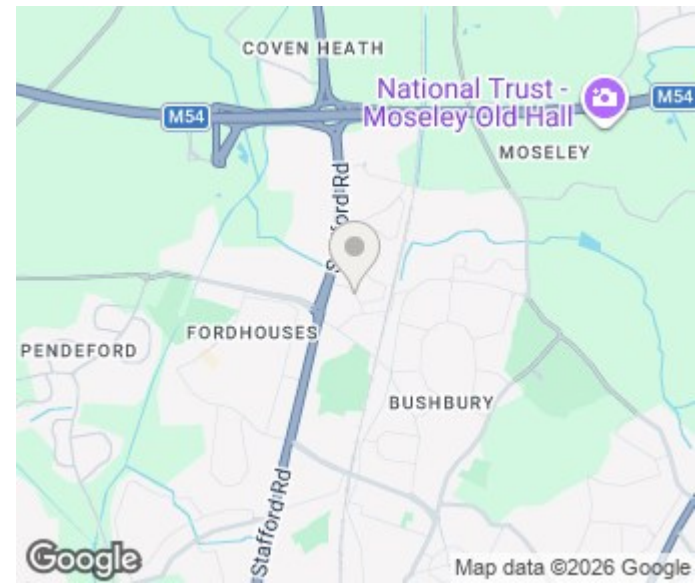
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

## 29 FARBROOK AVENUE





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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(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