



82 KINGSWAY ROAD WOLVERHAMPTON, WV10 0SU

OFFERS IN EXCESS OF £200,000
FREEHOLD

Traditional three-bedroom semi-detached home, situated in a highly sought-after location with convenient access to local schools and public transport and available with NO ONWARD CHAIN. Occupying a substantial corner plot, the property benefits from a driveway and a garage to the rear, along with well-established, mature gardens to the front, side, and rear.

Although requiring a programme of general modernisation, the home offers excellent potential and comprises an entrance hallway, spacious through living/dining room, kitchen, three well-proportioned bedrooms, and a family bathroom.



82 KINGSWAY ROAD

- NO ONWARD CHAIN • REQUIRES MODERNISATION • CORNER PLOT • DRIVEWAY AND GARAGE TO REAR • THROUGH LIVING ROOM • PLEASANT MATURE GARDENS



ENTRANCE PORCH

HALLWAY

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

THROUGH LIVING / DINING ROOM

22'3" x 11'10" max, 10'6" min

Bay window to the front, two radiators, feature fireplace, patio door to the rear.

KITCHEN

9'10" max, 7'8" min x 9'10"

Bay window to the side, tiled floor, sink and drainer, doorway to the rear lobby.

REAR LOBBY

Doors to the garden and a useful store room.

STORE ROOM

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

14'2" into bay x 12'0" into wardrobes

Bay window to the front, radiator, fitted wardrobes.

BEDROOM TWO

11'0" x 9'11"

Window to the rear, radiator.

BEDROOM THREE

8'0" x 6'2"

Window to the front, radiator.

BATHROOM

Window to the rear, part tiled walls, suite comprising sink with vanity cupboard, low-level w.c, and panelled bath.

GARDENS

The property occupies a corner plot and has generous mature lawned gardens to the front, side and rear,.

DRIVEWAY AND GARAGE

To the rear of the property is a gated driveway providing off road parking and access to a detached garage.

The garage may incorporate asbestos-containing materials. No testing has been carried out and purchasers should make their own enquiries.

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 B

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.

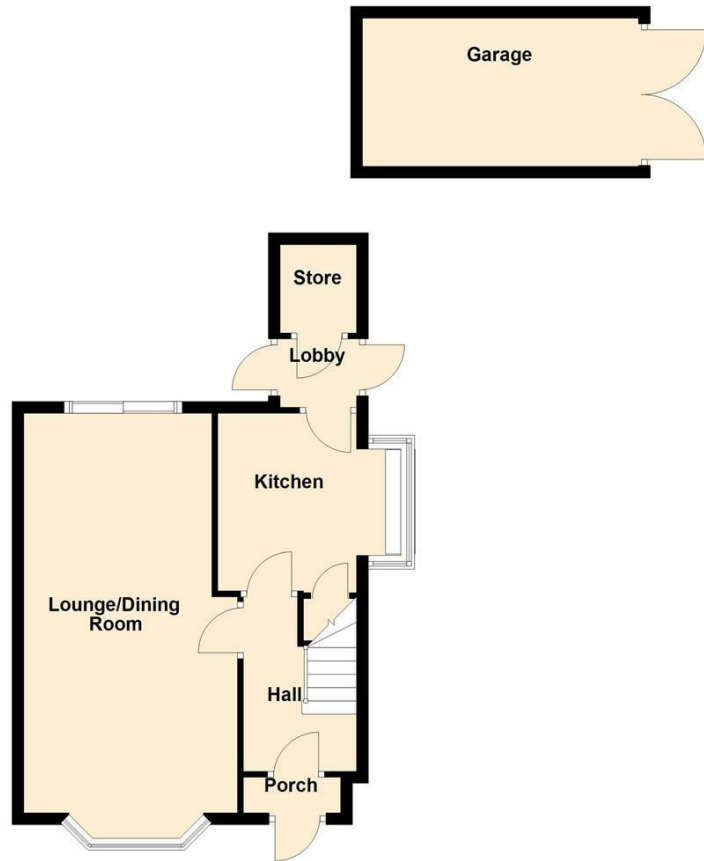
Flood Risk - Please use this link to check the long term flood risk for an area in England -

<https://www.gov.uk/check-long-term-flood-risk>

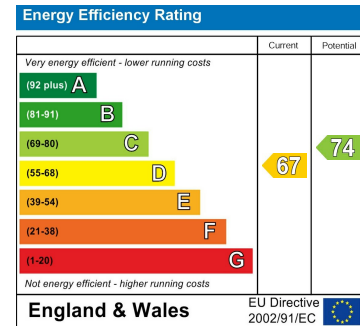
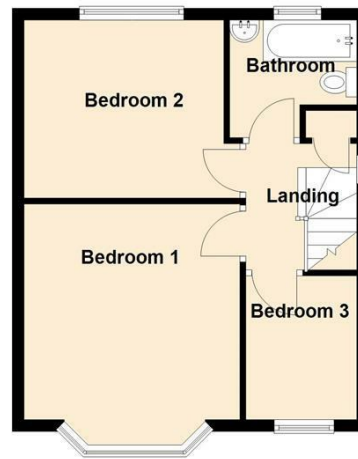
82 KINGSWAY ROAD



Ground Floor



First Floor



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