



SWF



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25 LINTON ROAD
WOLVERHAMPTON, WV4 4DS

OFFERS IN THE REGION OF £259,950
FREEHOLD

NO CHAIN - Traditional three bedroom semi-detached home situated in an established and much sought after location within easy reach of a full range of amenities including primary and secondary schools, shops, public transport and Windsor recreational fields. Whilst the property would benefit from a scheme of modernisation it offers both a rare and unique opportunity to create a spacious home ideal for families with accommodation comprising entrance porch, reception hall, separate living and sitting rooms, kitchen, three double bedrooms, dressing room, family bathroom, separate w.c and an enclosed garden to the rear. A driveway to the front provides off road parking.



25 LINTON ROAD

- Available With No Onward Chain
- Extremely Sought After Penn Location
- Close Proximity To A Range Of Amenities
- Excellent Links To Wolverhampton City Centre
- Separate Living & Sitting Rooms
- Three Double Bedrooms
- Driveway Providing Off Road Parking
- Enclosed Rear Garden



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

ENTRANCE PORCH

Double glazed obscure window to the front and door to the hallway.

HALLWAY

Radiator, staircase to the first floor and doors to the living room, sitting room and kitchen.

LIVING ROOM

12'9" into bay x 10'11"

Double glazed bay window to the front, radiator and feature fireplace.

SITTING ROOM

13'5" x 10'11"

Double glazed sliding patio doors to the rear, radiator and feature fireplace.

KITCHEN

8'9" x 8'0"

Double glazed window to the rear, useful pantry cupboard, part tiled walls and a door to the rear lobby.

REAR LOBBY

Window to the side, doors to the rear garden and further doors to a useful store and garage.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors radiating to:

BEDROOM ONE

14'9" into bay x 10'11"

Double glazed window to the front and radiator.

BEDROOM TWO

12'4" x 11'0"

Double glazed window to the rear and radiator.

BEDROOM THREE

8'10" x 8'10"

Double glazed window to the front, radiator and door to the dressing room/walk in wardrobe.

DRESSING ROOM/WARDROBE

8'10" x 5'2" restricted height

Window to the front.

BATHROOM

Double glazed obscure window to the rear, part tiled walls, radiator, pedestal wash hand basin and panelled bath.

W.C

Double glazed obscure window to the rear, radiator and low level w.c.

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.

GARAGE

15'4" x 8'1"

Double doors to the front, door to the rear lobby.

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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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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