



## 158 MOUNT ROAD WOLVERHAMPTON, WV4 5RU

OFFERS IN THE REGION OF £250,000  
**FREEHOLD**

158 Mount Road, Penn, Wolverhampton WV4 5RU

OPEN VIEWINGS, NO APPOINTMENT REQUIRED - FRIDAY 6TH MARCH 1:00 - 1:30 pm, AND SATURDAY 7th MARCH 11:00-11:30am.

Three bedroom detached home requiring an extensive scheme of refurbishment, available with NO ONWARD CHAIN.

Situated in a highly sought after location, the generous accommodation comprises reception hall, living room, dining room, kitchen, ground floor w.c, three bedrooms and bathroom. A driveway and side garage provide off road parking, and to the rear is a generous garden backing onto allotments.



# 158 MOUNT ROAD

- 360 VIRTUAL TOUR • REQUIRES REFURBISHMENT • SOUGHT AFTER LOCATION • GENEROUS REAR GARDEN • TWO LIVING ROOMS • GARAGE AND DRIVEWAY • NO CHAIN



## APPROACH

Driveway providing off road parking.

## ENTRANCE PORCH

## HALLWAY

## LIVING ROOM

14'5" into bay x 11'11"

Bay window to the front

## DINING ROOM

14'0" x 11'11"

Window to the rear, door to spacious pantry, access to kitchen.

## KITCHEN

8'11" x 7'6"

Window to the side, stainless steel sink and drainer, doorway to w.c.

## GROUND FLOOR W.C.

Low-level w.c, doorway to rear garden.

## FIRST FLOOR LANDING

## BEDROOM ONE

11'11" x 11'11"

Window to the front.

## BEDROOM TWO

11'11" x 11'11"

Window to the rear.

## BEDROOM THREE

7'5" x 6'0"

Window to the front.

## BATHROOM

7'8" x 5'10"

Obscure window to the rear, bath, w.c, pedestal wash hand basin.

## REAR GARDEN

To the rear of the property is a generous mature garden with a private rear outlook.

## GARAGE

22'7" x 8'9"

## 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.

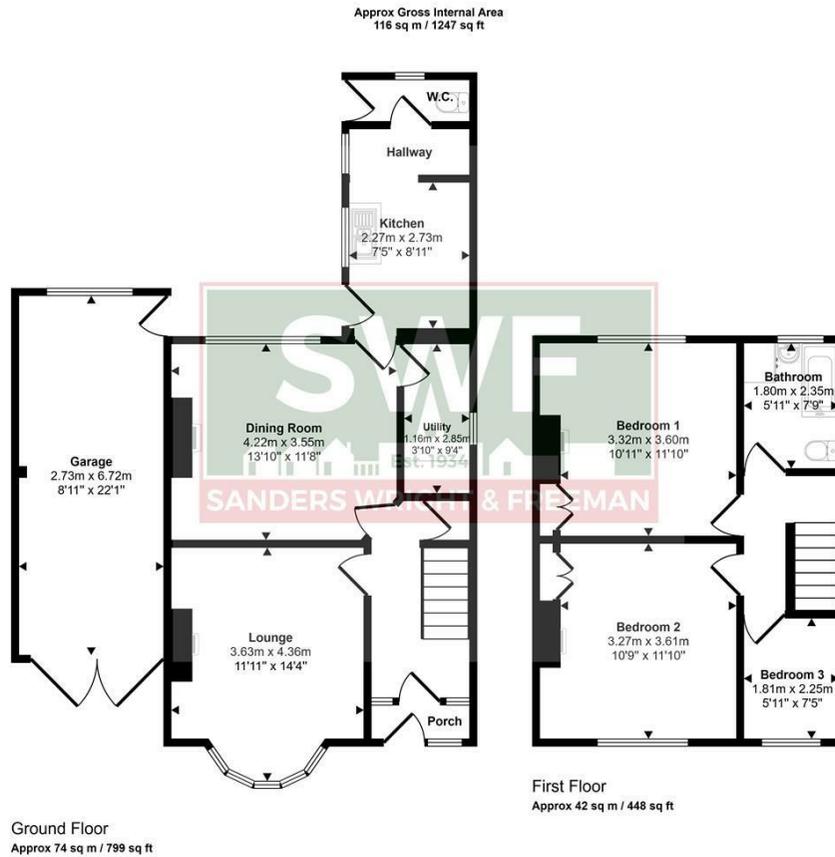
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

#### **OTHER INFORMATION**

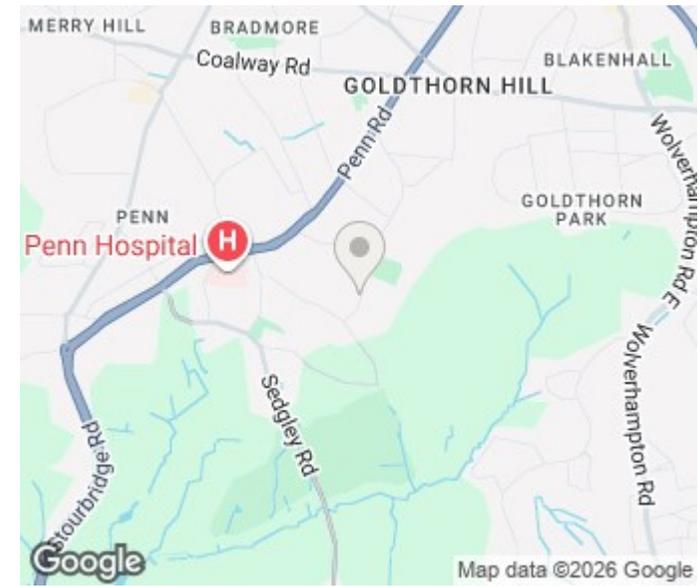
The agent understands that a grant of probate / letters of administration have been applied for but are currently outstanding.

## 158 MOUNT ROAD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>3</b>	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555  
 13 Waterloo Road enquiries@swfestateagents.co.uk  
 Wolverhampton www.swfestateagents.co.uk  
 West Midlands  
 WV1 4DJ

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