



**147 SPRINGFIELD ROAD**  
**WOLVERHAMPTON, WV10 0LQ**

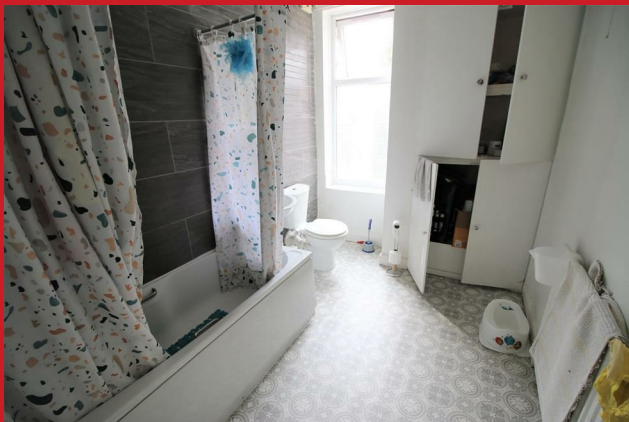
**OFFERS IN THE REGION OF £120,000**  
**FREEHOLD**

NO CHAIN - Two double bedrooms terrace home situated in a popular location offering an ideal opportunity for first time buyers or buy to let investors. The property comprises separate living & sitting rooms, kitchen, ground floor w.c, two double bedrooms, family bathroom and an enclosed garden to the rear. Convenient for access into the City Centre and public transport including rail and bus links.



## 147 SPRINGFIELD ROAD

- NO CHAIN • Two Bedroom Terrace Home • Separate Living & Sitting Rooms • Ground Floor W.C • Two Double Bedrooms • Easy Access Into The City Centre



### SUMMARY

NO CHAIN - Two double bedrooms terrace home situated in a popular location offering an ideal opportunity for first time buyers or buy to let investors. The property comprises separate living & sitting rooms, kitchen, ground floor w.c, two double bedrooms, family bathroom and an enclosed garden to the rear. Convenient for access into the City Centre and public transport including rail and bus links.

### ENTRANCE PORCH

Door to the living room.

### LIVING ROOM

12'4" x 11'11"

Bay window to the front, radiator and door to the sitting room.

### SITTING ROOM

12'5" x 11'10"

Window to the rear, radiator, door to the kitchen and staircase to the first floor.

### KITCHEN

9'10" x 6'11"

Window to the side, radiator and fitted kitchen units with a stainless steel sink and drainer. Door into the rear lobby.

### REAR LOBBY

Doors to the ground floor W.C and side veranda.

### GROUND FLOOR W.C

Window to the side, close coupled w.c and wash hand basin.

### SIDE VERANDA

A door provides access to the rear garden.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

11'10" x 11'0"

Window to the front and radiator.

### BEDROOM TWO

11'11" x 9'3"

Double glazed window to the rear and radiator.

### BATHROOM

Double glazed obscure window to the rear and suite comprising low level w.c, pedestal wash hand basin and paneled bath.

### REAR GARDEN

To the rear of the property is a pleasant garden with a paved patio area and lawn beyond.

### COUNCIL TAX BAND

Council Tax Band - Band A



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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	62	79
(39-54) E		
(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