



**62 BRISTOL STREET
WOLVERHAMPTON, WV3 0HD**

**OFFERS IN THE REGION OF £160,000
FREEHOLD**

Impressive two bedroom end of terrace available with NO ONWARD CHAIN. Well presented and clearly well cared for, the spacious living accommodation includes living room, dining room, kitchen, veranda ground floor bathroom and two double bedrooms. To the rear is a low maintenance garden.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

62 BRISTOL STREET

- NO CHAIN • WELL PRESENTED AND MAINTAINED • TWO DOUBLE BEDROOMS • TWO RECEPTION ROOMS • LOW MAINTENANCE GARDEN • PUBLIC TRANSPORT NEARBY • CONVENIENT FOR CITY CENTRE ACCESS



LIVING ROOM

11'2" x 10'10"

Double-glazed window to the front, radiator.

DINING ROOM

12'2" x 10'10"

Double-glazed window to the front, radiator, door to staircase to the first floor landing, doorway to the kitchen.

KITCHEN

11'11" x 6'3"

Double-glazed window to the side, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Doorway to the rear lobby.

LOBBY

Doors to the veranda and bathroom.

GROUND FLOOR BATHROOM

Double-glazed obscure window to the side, radiator, tiled floor, tiled walls, suite comprising pedestal wash hand basin, close-coupled w.c, and panelled bath with mixer shower attachment

FIRST FLOOR LANDING

BEDROOM ONE

11'2" x 10'10"

Double-glazed window to the front, radiator.

BEDROOM TWO

12'4" x 10'10"

Double-glazed window to the rear, radiator.

REAR GARDEN

To the rear of the property is a low maintenance garden with a gate to a shared side passageway.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

TENURE Freehold

The property is freehold.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

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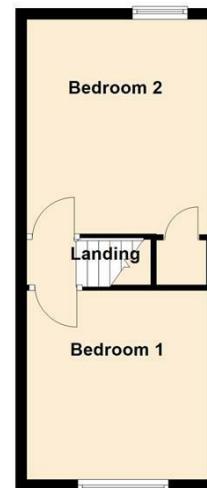


SWF

Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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