



SWF



291 BIRMINGHAM NEW ROAD WOLVERHAMPTON, WV4 6LP

OFFERS IN THE REGION OF £180,000

FREEHOLD

291 Birmingham New Road, Lanesfield, Wolverhampton WV4 6LP

OPEN VIEWINGS, NO APPOINTMENT REQUIRED - SATURDAY 21ST FEBRUARY 2:15-2:45pm AND SATURDAY 28TH FEBRUARY 9:30-10:00am

NO CHAIN - Traditional style three bedroom semi-detached home requires a scheme of general updating. Available with NO ONWARD chain the property is well situated for access into the city centre as well as offering convenient commuter links to Birmingham and the Motorway Network.

Set behind a driveway providing parking for several vehicles the property features two reception rooms, kitchen, utility, three bedrooms, and bathroom with separate w.c.. To the rear is a garage and generous garden.

IMPORTANT NOTE - The property has an ironstone mine shaft entry within the boundary which will affect mortgage lending. Specialist lenders may consider the property, and any interested party is advised to speak to a mortgage advisor prior to viewing. We can forward details of our recommended mortgage advisor upon request.

291 BIRMINGHAM NEW ROAD

- NO CHAIN • EXCELLENT COMMUTER
- LINKS • TWO RECEPTION ROOMS • THREE
- BEDROOMS • DRIVEWAY FOR SEVERAL
- VEHICLES • GENEROUS REAR GARDEN



APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

ENTRANCE PORCH

RECEPTION HALL

Radiator, wall mounted gas heater, staircase to the first floor landing, useful under stairs cupboard.

LIVING ROOM

12'5" into bay x 11'0"

Double-glazed bay window to the front, radiator.

DINING ROOM

12'9" x 11'0"

Double-glazed windows and door to the rear, radiator.

KITCHEN

9'2" x 6'11"

Double-glazed window to the side, fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. Doorway to the rear lobby/utility.

UTILITY / REAR LOBBY

7'5" x 5'4"

Plumbing for a washing machine, doorway to side driveway.

BEDROOM ONE

12'11" into bay x 10'11"

Double-glazed bay window to the front, radiator.

BEDROOM TWO

12'10" x 10'11"

Double-glazed window to the rear, radiator.

BEDROOM THREE

6'11" x 6'5"

Double-glazed window to the front, radiator.

BATHROOM

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

SEPARATE W.C.

Obscure window to the side, low-level w.c.

GARAGE

17'10" x 9'8"

Up and over door to the front.

REAR GARDEN

To the rear of the property is a generous garden with patio and lawned areas.

IMPORTANT INFORMATION

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PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, <https://www.gov.uk/check-long-term-flood-risk> 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 -

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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