



## 56 CHAPEL LANE WOLVERHAMPTON, WV8 2EJ

OFFERS IN THE REGION OF £290,000  
FREEHOLD

Spacious three-bedroom semi-detached home situated in a highly sought-after South Staffordshire village location, ideally positioned for the railway station and a variety of local amenities.

Offered for sale with NO ONWARD CHAIN, this property presents an excellent opportunity for buyers looking to update and personalise a home to their own taste. Requiring a programme of general modernisation, it offers tremendous potential with well-proportioned accommodation comprising hallway, sitting room, extended living room, dining kitchen, side veranda/utility area and ground floor W.C. To the first floor are three generous bedrooms and a shower room.

# 56 CHAPEL LANE

- NO ONWARD CHAIN • CONVENIENT FOR RAILWAY STATION • WALKING DISTANCE TO VILLAGE • EXTENDED LIVING ROOM • SITTING ROOM • DINING KITCHEN



## APPROACH

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

## ENTRANCE PORCH

## RECEPTION HALL

Radiator, staircase to the first floor landing.

## SITTING ROOM

Double-glazed bay window to the front, radiator.

## EXTENDED LIVING ROOM

Double-glazed sliding patio door to the rear garden, two radiators.

## DINING KITCHEN

Windows to the side and rear, radiator, 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.

## SIDE VERANDA / UTILITY

Doors to the front and rear. Doorway to the w.c.

## W.C.

Low-level w.c.

## FIRST FLOOR LANDING

Double-glazed window to the side.

## BEDROOM ONE

Double-glazed window to the rear, radiator.

## BEDROOM TWO

Double-glazed window to the front, radiator.

## BEDROOM THREE

Double-glazed window to the front, radiator.

## SHOWER ROOM

Double-glazed obscure window to the rear, towel rail, sink and vanity unit, low-level w.c, shower enclosure.

## REAR GARDEN

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

## 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 - South Staffordshire Council - Tax Band D

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.

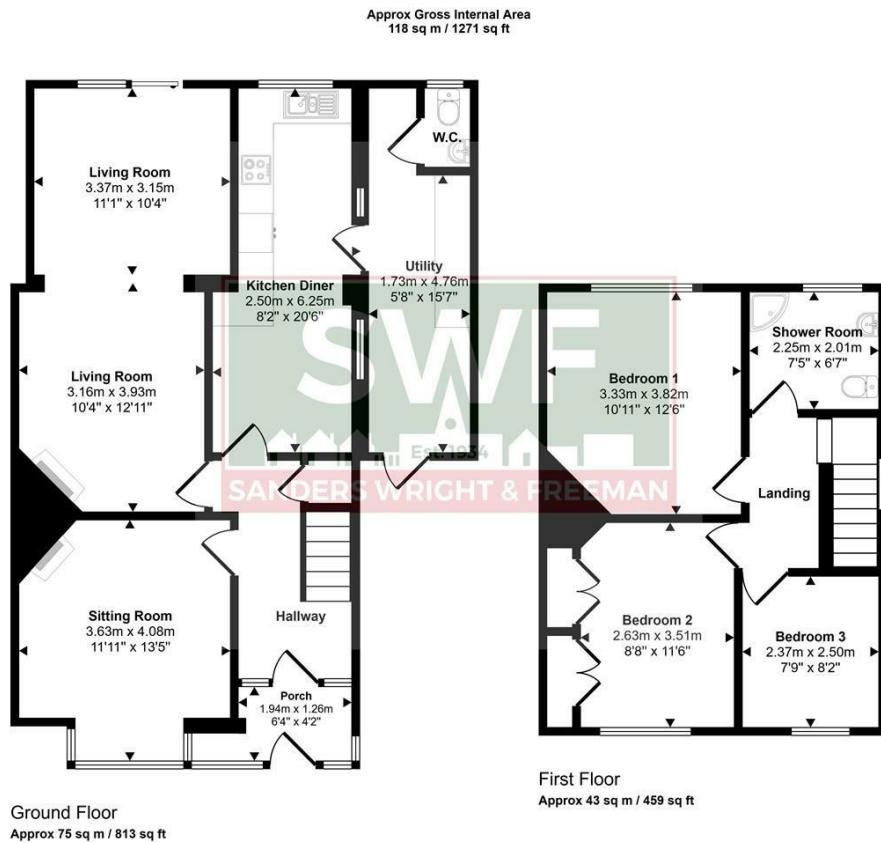
Potential purchasers should contact their preferred supplier to confirm availability and speed.

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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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)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	52
(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