

8 BALMORAL ROAD
WOLVERHAMPTON, WV4 5SZ

OFFERS IN THE REGION OF £285,000
FREEHOLD

Extremely well presented three bedroom semi-detached home situated in the heart of Penn set within catchment for the highly regarded Penn schools whilst being close to a range of further amenities including shops, access to public transport and the South Staffordshire countryside. The property has been improved by the current owners and features spacious and well appointed accommodation throughout comprising entrance porch, hallway, separate living and sitting rooms, guest cloakroom, kitchen, three bedrooms, family bathroom, garage and a pleasant enclosed garden to the rear. A driveway to the front provides off road parking.



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- Sought After Location • Extremely Well Presented Throughout • Ideal For First Time Buyers Or Families • Separate Living & Sitting Rooms • Close To A Range Of Local Amenities Including Well Regarded Schools • Enclosed Rear Garden • Driveway To Front • Garage



APPROACH

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

ENTRANCE PORCH

Double glazed to the front and side, door to the hallway.

HALLWAY

Radiator, staircase to the first floor landing and doors to the guest cloakroom, sitting room and living room.

SITTING ROOM

12'1" x 11'6"

Double glazed bow window to the front and radiator.

LIVING ROOM

18'11" x 12'1" max

Double glazed window to the rear, double glazed doors opening out to the rear garden, two radiators and door to the kitchen.

KITCHEN

11'0" x 9'4"

Double glazed window to the rear, radiator, tiled floor, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above with integrated appliances including fridge, freezer and dishwasher. Doors provide access to the rear garden and the garage.

GUEST CLOAKROOM

Low level w.c and wash hand basin with splash back tiling.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch, built in storage cupboard and doors to:

BEDROOM ONE

12'1" x 9'8"

Double glazed window to the front and radiator.

BEDROOM TWO

11'6" x 10'11"

Double glazed window to the rear and radiator.

BEDROOM THREE

8'11" x 7'8"

Double glazed window to the front, radiator and built in storage.

FAMILY BATHROOM

Double glazed obscure window to the rear, tiled floor, tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and P-shaped bath with shower above.

GARAGE

14'11" x 11'1"

Up and over door to the front, power points, lighting and fitted counter top work surface with plumbing below for a washing machine.

REAR GARDEN

To the rear of the property is an enclosed garden with a

paved patio area and lawn beyond.

COUNCIL TAX

Wolverhampton City Council - Tax Band C

SERVICES

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

BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available

Ofcom provides an overview of what is available.

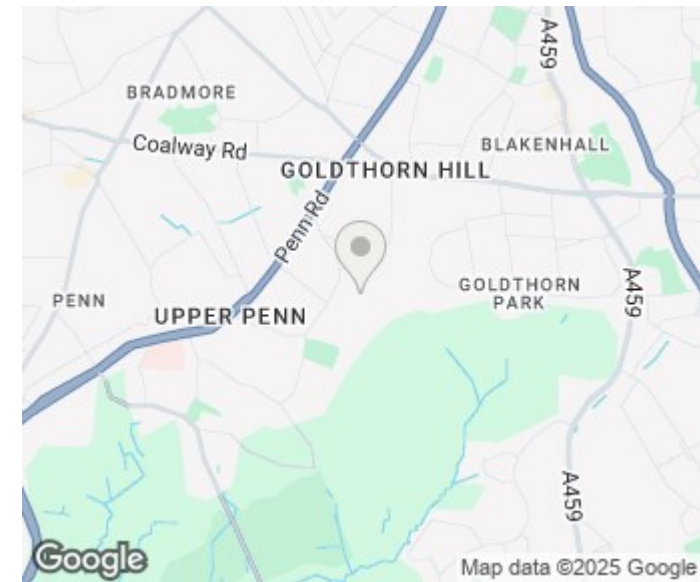
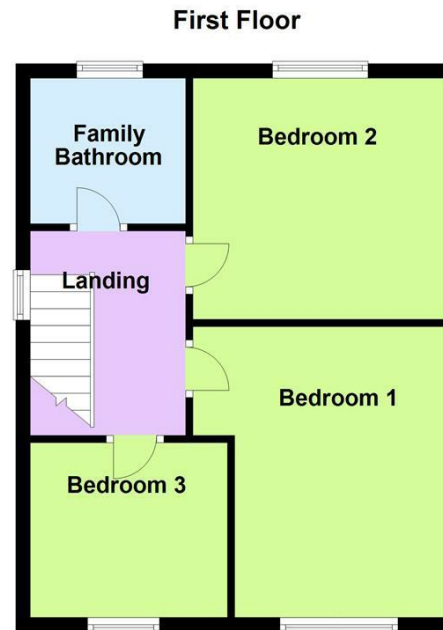
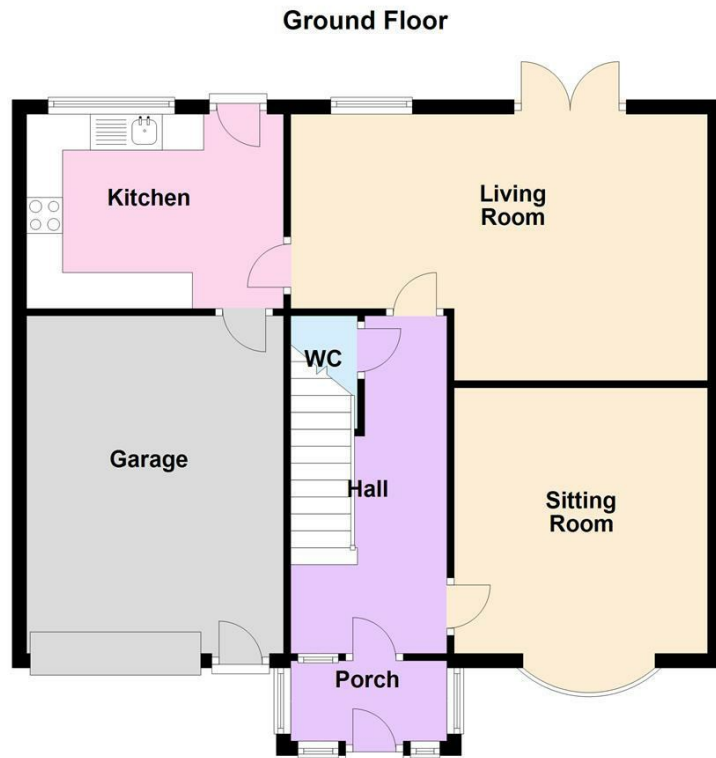
Potential purchasers should contact their preferred supplier to confirm availability and speed

TENURE Freehold

The property is freehold.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (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