93 NORTHWOOD PARK ROAD

WOLVERHAMPTON, WV10 8HA

OFFERS IN THE REGION OF £210,000

FREEHOLD

Spacious three-bedroom semi-detached home offered for sale with NO ONWARD CHAIN. Ideally positioned for convenient access to local schools, transport links into the city centre, and the M54 motorway. The property offers well-proportioned accommodation throughout, comprising an entrance hall, spacious through living room, kitchen/diner, three generous bedrooms, and family bathroom.

Externally, the property benefits from a driveway providing off-road parking, together with a good-sized rear garden featuring a brick-built store and WC.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

93 NORTHWOOD PARK ROAD

• NO ONWARD CHAIN • SPACIOUS ACCOMMODATION THROUGHOUT • THROUGH LIVING ROOM • KITCHEN/ DINER • THREE GENEROUS BEDROOMS • DRIVEWAY • GOOD SIZE REAR GARDEN

APPROACH

The property is approached via a gravel driveway providing off road parking. A gated side passage provides access to the rear garden.

ENTRANCE HALL

Double-glazed window to the side, radiator.

THROUGH LIVING ROOM

21'9" x 10'2"

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

KITCHEN / DINER

14'9" x 10'0"

Double-glazed window to the rear, radiator, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap.

Doorway to the rear garden.

FIRST FLOOR LANDING

Double-glazed window to the side, loft access hatch.

BEDROOM ONE

12'5" x 11'1"

Double-glazed window to the front, radiator.

BEDROOM TWO

12'0" x 8'8"

Double-glazed window to the rear, radiator.

BEDROOM THREE

9'4" x 7'10"

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the rear, towel rail, and suite comprising panelled bath, low-level w.c, and sink with vanity unit beneath.

REAR GARDEN

To the rear of the property is a good size family garden with patio and lawned areas, and a gated side passage to the front.

GARDEN STORE

9'6" x 4'6"

OUTSIDE W..C.

Low-level w.c.

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 - Wolverhampton City Council - Tax Band A

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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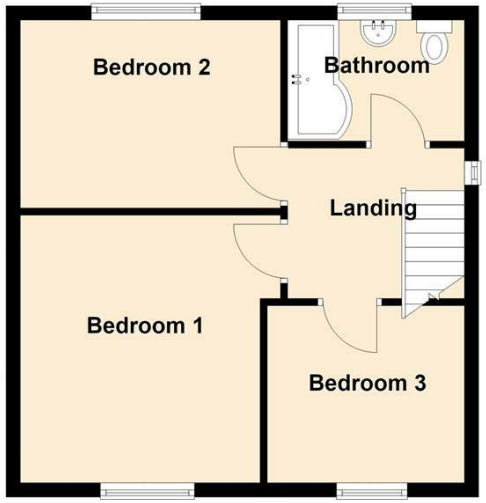
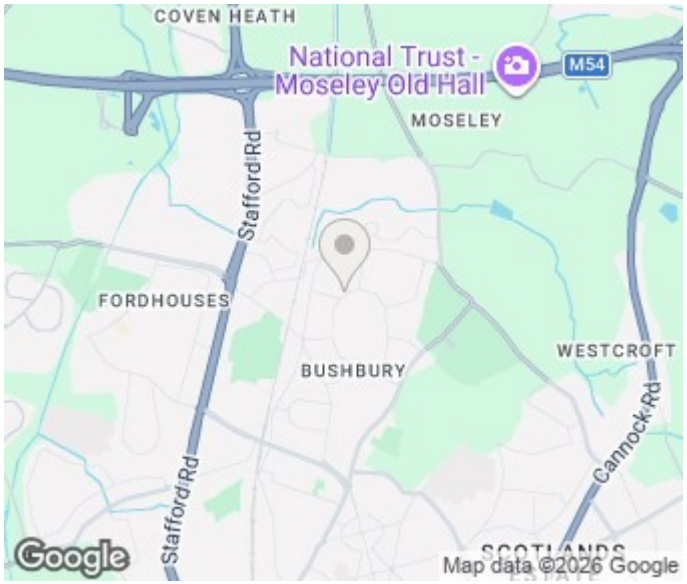
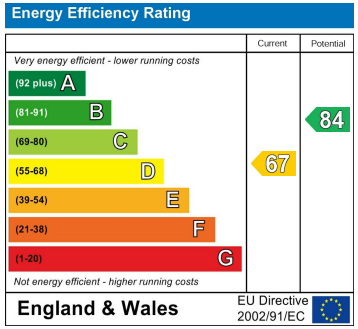
Ground Floor

First Floor







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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