



37 DOVEDALE ROAD
WOLVERHAMPTON, WV4 6RL

ASKING PRICE £275,000
FREEHOLD

Three bedroom detached home occupying a substantial corner plot in a much sought after location. Available with no chain the property offers potential to restyle and comprises hallway, spacious though living room, kitchen, three generous bedrooms and bathroom with separate w.c. There is a side garage and gardens to the front, side and rear.



37 DOVEDALE ROAD

- Corner Plot
- No Chain
- Three Bedrooms
- Potential To Restyle
- Spacious Through Living Room
- Driveway
- Side Garage
- Sought After Location



SUMMARY

Three bedroom detached home occupying a substantial corner plot and available with no onward chain.

Situated in a much sought after location the property offers potential to restyle and improve and comprises entrance hall, spacious through living room, kitchen, three bedrooms, and bathroom with separate w.c. There is a driveway, side garage and gardens to the front, side and rear.

APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned fore garden.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Staircase to the first floor landing, radiator, useful under stairs store cupboard and doors to the living room and kitchen.

THROUGH LIVING ROOM

26'8" into bay x 13'1" into bay

Double-glazed windows to the front, side and rear, three radiators and feature fireplace.

KITCHEN

9'7" x 6'11"

Double-glazed window to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. A doorway leads to the side lobby.

SIDE LOBBY

Doors to the front driveway, rear garden and garage.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13'1" x 11'1"

Two double-glazed windows to the front, radiator and fitted wardrobes.

BEDROOM TWO

10'11" x 10'11"

Double-glazed windows to the side and rear, radiator and fitted wardrobes.

BEDROOM THREE

8'0" x 6'11"

Double-glazed window to the front and radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, panelled bath and pedestal wash hand basin.

SEPARATE W.C.

Double-glazed obscure window to the rear, radiator and low-level w.c.

SIDE GARAGE

16'0" x 8'0"

Up and over door to the front, double-glazed window to the rear and door to the side lobby.

GARDEN

The property occupies a substantial corner plot with

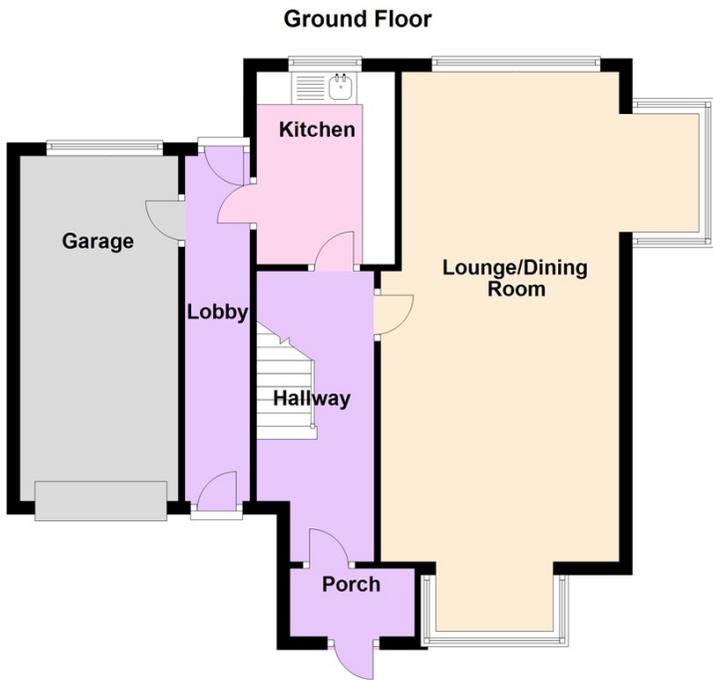
lawned gardens to the front, side and rear. To the rear is an enclosed garden with paved patio, lawned garden and a gated side passage to the front driveway.

COUNCIL TAX

Wolverhampton City Council - Band D

37 DOVEDALE ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		39	
(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