



## 8 HARDING STREET BILSTON, WV14 8QP

OFFERS IN THE REGION OF £180,000  
**FREEHOLD**

Two bedroom semi-detached home situated in an extremely popular location convenient for a range of amenities including schools, shops and access to public transport with the wider amenities of Bilston Town and Wolverhampton City Centre only a short drive away. The property is ideal for first time buyers or buy to let investors and features entrance hall, living room, dining kitchen, ground floor w.c, two bedrooms, bathroom and an enclosed garden to the rear. A driveway to the front provides off road parking.



# 8 HARDING STREET

- Two Bedroom Semi-Detached Home
- Situated In An Extremely Popular Location
- Convenient For A Wide Range Of Amenities
- Living Room
- Dining Kitchen
- Ground Floor W.C
- Driveway
- Enclosed Rear Garden



## ENTRANCE HALL

Doors to the dining kitchen, living room and staircase to the first floor landing.

## LIVING ROOM

Radiator, double glazed window to the front, door to the rear.

## DINING KITCHEN

Radiator, Double glazed bay window to the front, double glazed window to the rear.

## REAR LOBBY

Doors to the ground floor w.c and rear.

## GROUND FLOOR W.C

Low level w.c and wash hand basin.

## FIRST FLOOR LANDING

## BEDROOM ONE

Windows to the front and rear.

## BEDROOM TWO

Window to the front.

## BATHROOM

## REAR GARDEN

## 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 - Dudley 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.

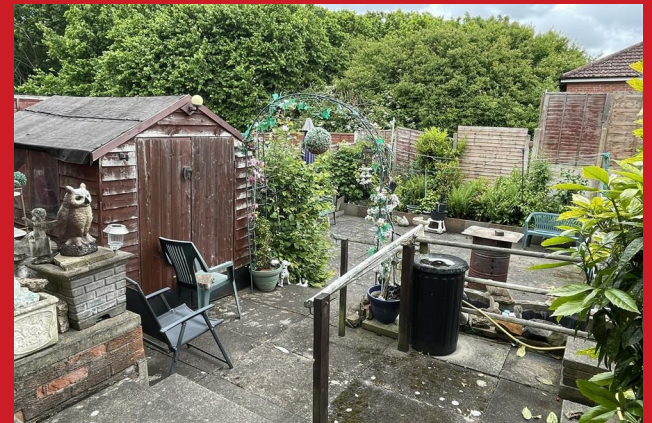
Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

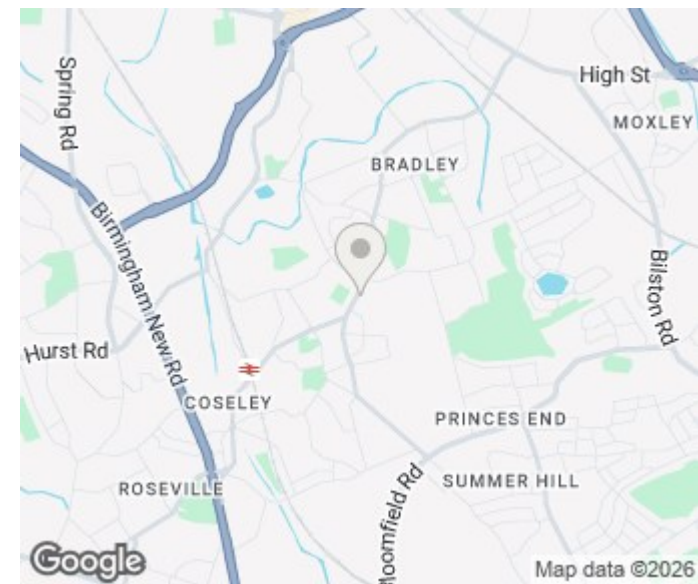
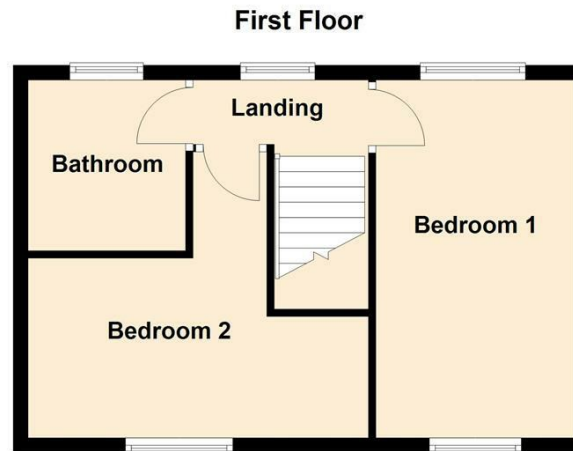
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

## 8 HARDING STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

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