



10 RAYNOR ROAD
WOLVERHAMPTON, WV10 9QU

OFFERS IN THE REGION OF £210,000
FREEHOLD

A well-proportioned three-bedroom semi-detached home, ideally located for access to local shops, public transport links, and the city centre. Offered with NO ONWARD CHAIN, the property stands behind a driveway providing off-road parking and briefly comprises an entrance hall, living room, dining room, kitchen, three bedrooms, and a shower room. Externally, the home benefits from a side garage and a generous lawned garden to the rear.



10 RAYNOR ROAD

- NO ONWARD CHAIN • WELL LOCATED FOR LOCAL SHOPS AND PUBLIC TRANSPORT • LIVING ROOM • DINING ROOM • SIDE GARAGE • REAR GARDEN • DRIVEWAY PROVIDING OFF ROAD PARKING



APPROACH

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

ENTRANCE PORCH

HALLWAY

Staircase to the first floor landing, storage heater.

LIVING ROOM

13'4" x 11'7"

Double-glazed window to the front, storage heater.

DINING ROOM

13'0" x 10'11"

Double-glazed window to the rear.

KITCHEN

8'7" x 6'11"

Double-glazed window and door to the side, part tiled walls, wall and base units, stainless steel sink and drainer unit.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

13'5" x 9'11"

Double-glazed window to the front, fitted wardrobes.

BEDROOM TWO

13'0" x 10'11"

Double-glazed window to the rear, fitted wardrobes.

BEDROOM THREE

8'2" x 7'9"

Double-glazed window to the front.

SHOWER ROOM

Double-glazed obscure window to the rear, storage heater, built in airing cupboard, suite comprising close-coupled w.c, pedestal wash hand basin, and corner shower enclosure.

SIDE GARAGE AND VERANDA

28'6" x 8'4"

Doors to the front driveway, rear garden and w.c.

REAR GARDEN

To the rear of the property is a generous lawned 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 - Wolverhampton City Council - Tax Band B

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

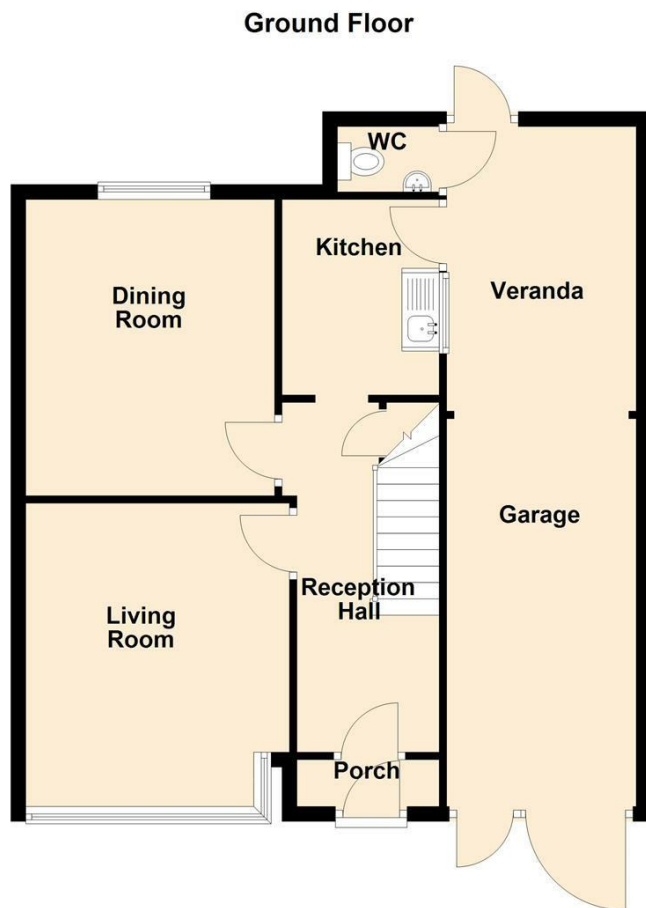
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	40	
(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