



58 CLEE VIEW ROAD, WOMBOURNE
WOLVERHAMPTON, WV5 0BD

OFFERS IN THE REGION OF £230,000
FREEHOLD

NO CHAIN - Two bedroom semi-detached bungalow in a popular village location requiring a scheme of refurbishment. Offering good size living accommodation, the property stands behind a driveway providing off road parking and comprises hallway, spacious living room, dining kitchen, two double bedrooms and bathroom. There is a garage to the side and lawned garden to the rear.



58 CLEE VIEW ROAD

- NO CHAIN • VILLAGE LOCATION • REQUIRES REFURBISHMENT • DINING KITCHEN • SPACIOUS LIVING ROOM • TWO DOUBLE BEDROOMS • DRIVEWAY • SIDE GARAGE



APPROACH

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

ENTRANCE PORCH

HALLWAY

Radiator, loft access hatch and doors to:

LIVING ROOM

18'4" x 10'11"

Sliding patio door to the rear, radiator and feature fireplace.

DINING KITCHEN

14'9" x 7'11"

Double-glazed windows to the side and rear, radiator, doorway to the garage, fitted sink and drainer unit.

BEDROOM ONE

13'6" x 10'11"

Double-glazed window to the front and radiator.

BEDROOM TWO

12'2" x 10'2"

Double-glazed window to the front and radiator.

BATHROOM

Double-glazed obscure window to the side, radiator, tiled walls and suite comprising pedestal wash hand basin, close-coupled w.c and panelled bath.

SIDE GARAGE

14'9" x 7'0"

Double doors to the front and doorway to the garden.

GARDEN

Enclosed lawned garden to the rear.

LOCATION

Clee View Road is a popular location, well served by a nearby bus route into the village and surrounding towns. The village offers a wide variety of amenities including local shops and a Sainsbury's supermarket.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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