



**34 WESTBOURNE ROAD**  
WOLVERHAMPTON, WV4 5UN

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

**NO CHAIN** - Traditional three bedroom end-terrace home situated in an extremely popular location off Mount Road close to a range of amenities including shops, well regarded schools and access to public transport. Whilst requiring a general scheme of modernisation throughout, the property offers huge potential and has versatile accommodation comprising entrance porch, separate living & sitting rooms, kitchen, ground floor shower room, veranda, three bedrooms and garden to the rear.





## 34 WESTBOURNE ROAD

- Traditional Three Bedroom End Terrace
- Home • Separate Living & Sitting
- Rooms • Highly Sought After
- Location • Excellent Links To Wolverhampton
- City Centre • Ground Floor Shower
- Room • Available With No Onward Chain



### APPROACH

The property is approached via a paved courtyard.

### ENTRANCE PORCH

Door to the living room.

### LIVING ROOM

Double glazed leaded bay window to the front, radiator, feature fireplace and a staircase to the first floor landing.

### SITTING ROOM

Window, radiator, under stairs cupboard, feature fireplace and an opening to the kitchen.

### KITCHEN

Window to the side, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for various household appliances including a cooker, fridge and

plumbing for a dishwasher.

### SHOWER ROOM

Double glazed obscure window to the side, radiator, tiled walls and suite comprising close coupled w.c, wash hand basin and shower enclosure.

### VERANDA

Windows to the side and rear, power points and a door to the rear garden.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

Double glazed leaded window to the front, radiator and fitted wardrobes.

### BEDROOM TWO

Double glazed window to the rear, radiator and built in storage cupboard.

### BEDROOM THREE

Double glazed window to the rear and radiator.

## REAR GARDEN

To the rear of the property is a paved garden with a number of mature trees and shrubs. There is access to a shared side passageway.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

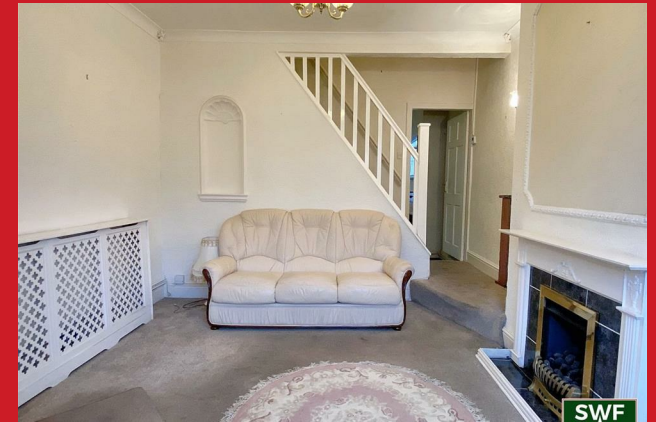
## TENURE Freehold

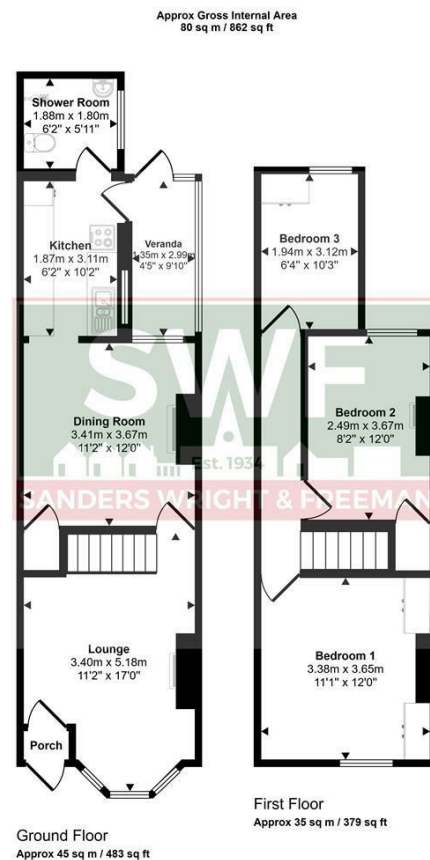
The property is freehold.

## OTHER INFORMATION

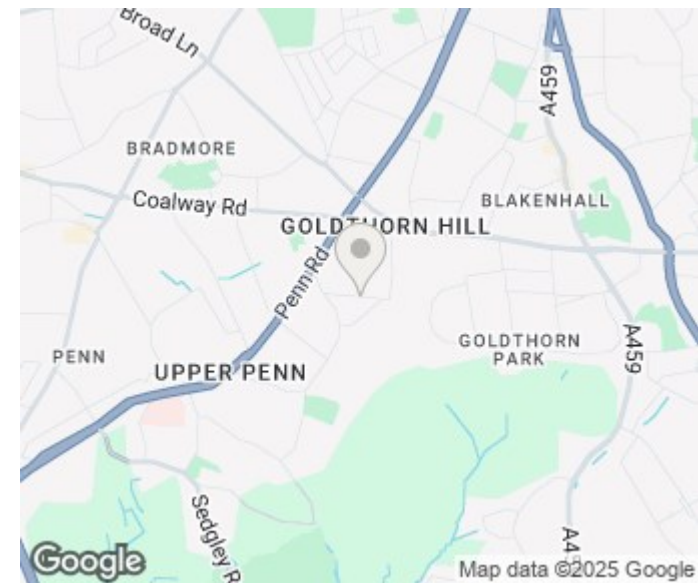
The agent understands that a grant of probate has now been issued.

## 34 WESTBOURNE ROAD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



Sanders, Wright & Freeman - Sales 01902 575555  
 13 Waterloo Road enquiries@swfestateagents.co.uk  
 Wolverhampton www.swfestateagents.co.uk  
 West Midlands  
 WV1 4DJ

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