



## 144 CHURCH ROAD WOLVERHAMPTON, WV3 7EJ

Charming semi-detached home set within St. Philip's conservation area, available with No Onward Chain. Full of charm and character, the property has retained many original features and offers tremendous scope for updating with spacious accommodation including reception hall, lounge, sitting room, breakfast room, kitchen, two large bedrooms, bathroom and additional nursery/study.

**£240,000**  
**FREEHOLD**



# 144 CHURCH ROAD

- CHARACTER PROPERTY • NO ONWARD CHAIN • ST PHILIP'S CONSERVATION AREA • TWO SPACIOUS RECEPTION ROOMS • BREAKFAST ROOM • TWO DOUBLE BEDROOMS • ADDITIONAL NURSERY / STUDY • MATURE REAR GARDEN • DRIVEWAY



## APPROACH

The property is approached via a driveway providing off road parking leading to a canopy porch. A gated side passage provides access to the rear garden.

## RECEPTION HALL

Spacious reception hall with radiator, staircase to the 1st floor landing and doorway to the side passage.

## SITTING ROOM

Window to the front, radiator, fireplace

## LIVING ROOM

French window to the rear, radiator, fireplace.

## BREAKFAST ROOM

Window to the side, radiator, tiled floor and entrance though to the kitchen.

## KITCHEN

Window to the rear , tiled floor, part tiled walls, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

## FIRST FLOOR LANDING

Window to the side.

## BEDROOM ONE

Window to the rear, radiator, built in wardrobe and decorative fireplace.

## BEDROOM TWO

Window to the front, radiator, built in wardrobe.

## NURSERY / STUDY

Window to the front.

## BATHROOM

Window to the side, radiator, low-level w.c, panelled bath, bidet and sink with vanity cupboard beneath.

## REAR GARDEN

To the rear of the property is a most attractive garden providing a pleasant rear outlook with patio, lawn and mature tree and shrub borders.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## TENURE Freehold

The property is freehold.

## SERVICES

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

## CONSERVATION AREA

The agent understands that the property is set within St Philip's (Pennfields) conservation area.

**144 CHURCH ROAD**





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## ADDITIONAL INFORMATION

**Local Authority** – Wolverhampton

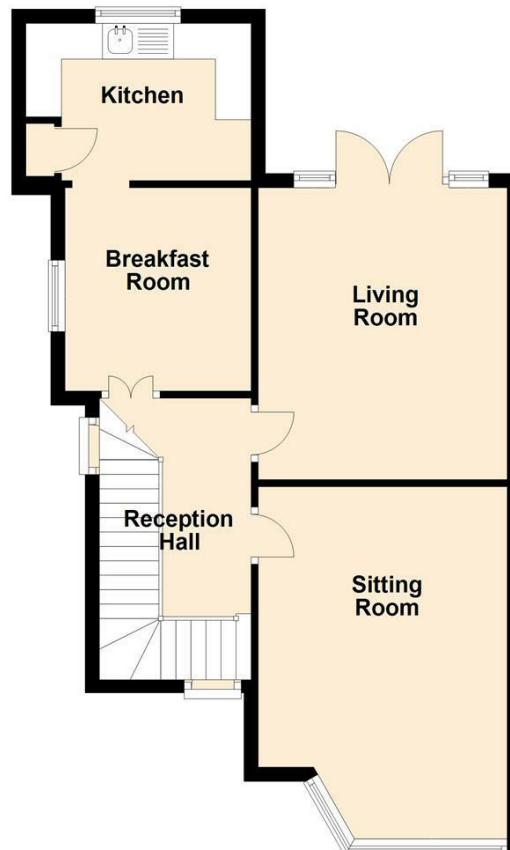
**Council Tax** – Band C

**Viewings** – By Appointment Only

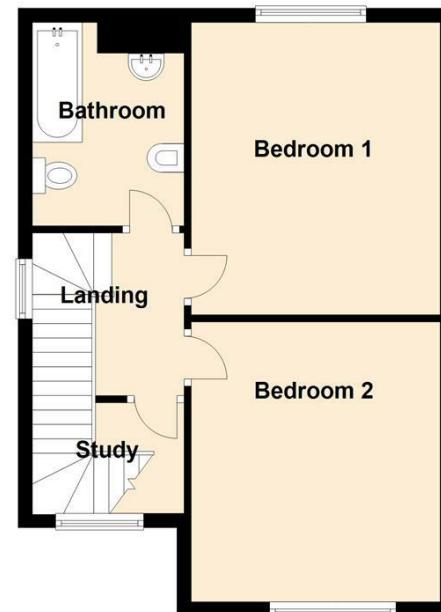
**Tenure** – Freehold



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(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.