



**75 WESTBOURNE ROAD**  
**WOLVERHAMPTON, WV4 5UF**

**OFFERS IN THE REGION OF £190,000**  
**FREEHOLD**

NO CHAIN - three bedroom period home situated in a sought after location just off Mount Road. The property has a range of local amenities nearby including shops, schools and easy access to public transport and the further amenities of Penn Village. Ideal for first time buyers or families alike the property offers spacious accommodation throughout featuring entrance hall, separate living & sitting rooms, kitchen, ground floor bathroom, three double bedrooms and a pleasant garden to the rear.





# 75 WESTBOURNE ROAD

- No Onward Chain • Sought After Penn Location • Close To A Range Of Amenities Including Shops & Schooling • Excellent Links To Wolverhampton City Centre • Separate Living & Sitting Rooms • Three Double Bedrooms • Pleasant Garden To Rear • Ideal For First Time Buyers Or Families



## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Radiator, staircase to the first floor landing and doors to the sitting room and living room.

## LIVING ROOM

12'2" x 11'3"

Double glazed window to the front, radiator and feature fireplace.

## SITTING ROOM

13'2" x 11'4"

Double glazed window to the rear, radiator and feature fireplace.

## KITCHEN

11'8" x 9'5"

Double glazed window to the side, radiator, tiled floor, under stairs cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1½ stainless steel sink and drainer unit with mixer tap. There is plumbing for a washing machine and space for various household appliances including cooker, fridge freezer and dryer. Doors provide access to the bathroom and the rear garden.

## BATHROOM

Two double glazed obscure windows to the side, radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

14'11" x 12'1"

Double glazed window to the front and radiator.

## BEDROOM TWO

13'2" x 9'4"

Double glazed window to the rear and radiator.

## BEDROOM THREE

11'11" x 9'5"

Double glazed window to the rear and radiator.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with paved patio area and lawn beyond. A gate provides access to the front of the property.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## TENURE Freehold

The property is freehold.

## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

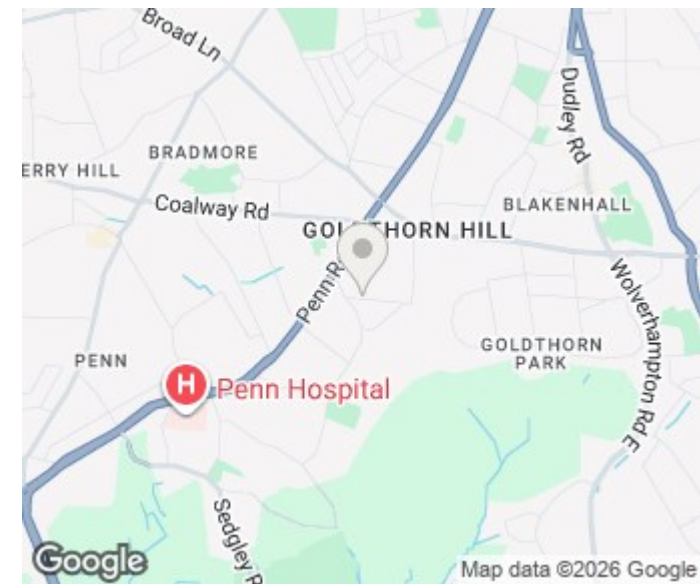
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

## SERVICES

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

## 75 WESTBOURNE ROAD





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	



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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