



4 BROWNSHORE LANE

WOLVERHAMPTON, WV11 2AL

OFFERS IN EXCESS OF £150,000
FREEHOLD

NO CHAIN - Semi-detached cottage in a sought after village location with pleasant garden to the rear. Available with no chain the property has a living room, kitchen, office/sitting room and w.c. to the ground floor and double bedroom and bathroom to the first floor. Potential Buy To Let Opportunity.



4 BROWNSHORE LANE

- NO CHAIN • Semi-detached cottage • Living Room • Office/Sitting Room • Kitchen • Ground Floor W.C. • Double Bedroom • First Floor Bathroom • Pleasant Garden To Rear • Potential Buy To Let Opportunity



SUMMARY

Semi-detached cottage in a sought after village location available with no onward chain. Having a pleasant garden to the rear, the ground floor accommodation features a living room, kitchen, office/sitting room and w.c. To the first floor is a double bedroom and bathroom. Ideal Buy To Let Opportunity.

LIVING ROOM

11'1" x 10'8"

Double glazed window to the front, radiator and door to the kitchen.

DINING KITCHEN

12'4" x 8'10"

Windows to the side, tiled floor, radiator and a range of fitted units with work surfaces above incorporating a stainless steel sink and drainer unit. Doors lead off to the rear sitting room/office and a staircase to the first floor.

SITTING ROOM /OFFICE

8'9" x 6'11"

Double glazed window to the rear, radiator, doorways to a w.c. and the rear garden.

GROUND FLOOR W.C.

Obscure window to the side, low level w.c. and wash hand basin with splash back tiling.

FIRST FLOOR

BEDROOM ONE

11'2" x 8'9"

Double glazed window to the front, radiator, wall length fitted wardrobes and a door to the bathroom.

BATHROOM

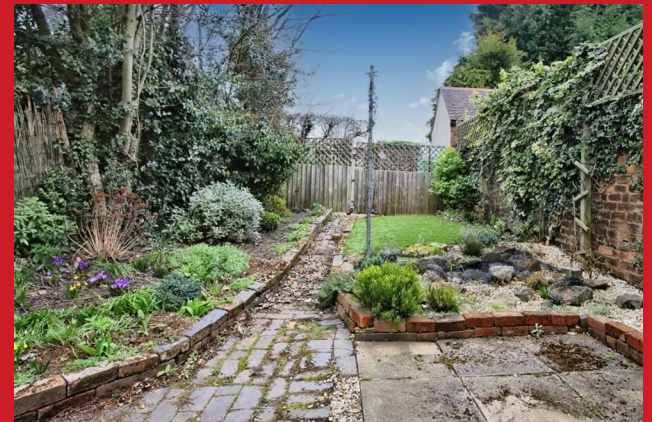
7'10" x 6'5"

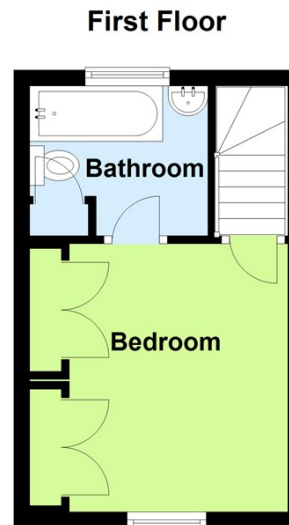
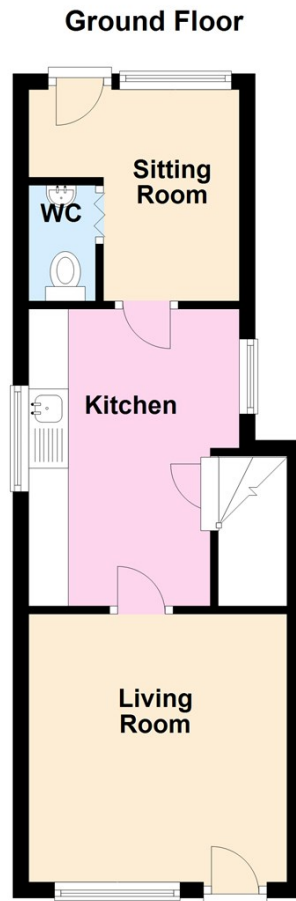
Double glazed obscure window to the rear, towel rail and white suite comprising panelled bath with shower above, close coupled w.c. and pedestal wash hand basin.

REAR GARDEN

To the rear of the property is a very pleasant enclosed garden with patio area, artificial lawn and a variety of trees and shrubs.

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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		
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