



**64 LEGS LANE**  
**WOLVERHAMPTON, WV10 8BA**

**OFFERS IN THE REGION OF £170,000**  
**FREEHOLD**

Three bedroom mid-terrace home situated on the outskirts of Wolverhampton close to a range of amenities including schools, shops and access to public transport with the M6 & M54 Motorway Network a short drive away. Whilst the property would benefit from some modernisation, it features spacious accommodation throughout comprising entrance porch, hallway, kitchen, through living/dining room, ground floor w.c, three bedrooms, shower room and a garden to the rear.



# 64 LEGS LANE

- Popular Location • Close To M6 & M54 Motorway Network • Situated On Outskirts Of Wolverhampton • Three Bedroom Mid-Terrace Home • Through Living/Dining Room • Ground Floor W.C



## ENTRANCE PORCH

## HALLWAY

## KITCHEN

## THROUGH LIVING/DINING ROOM

## GROUND FLOOR W.C

## FIRST FLOOR LANDING

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

## SHOWER ROOM

## GARDEN

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each

purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

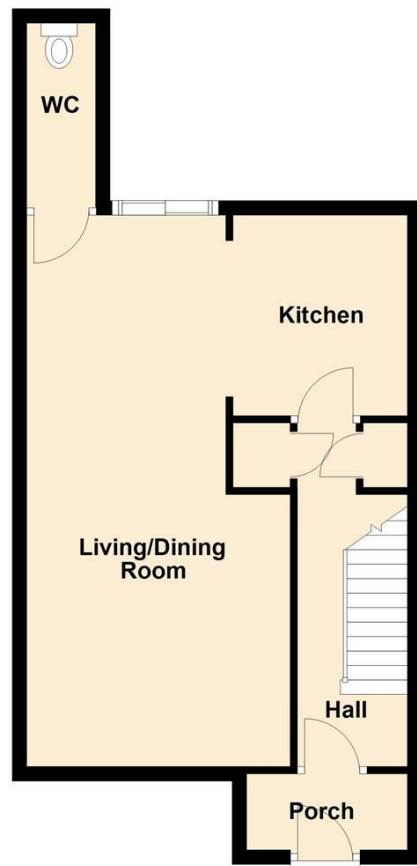
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

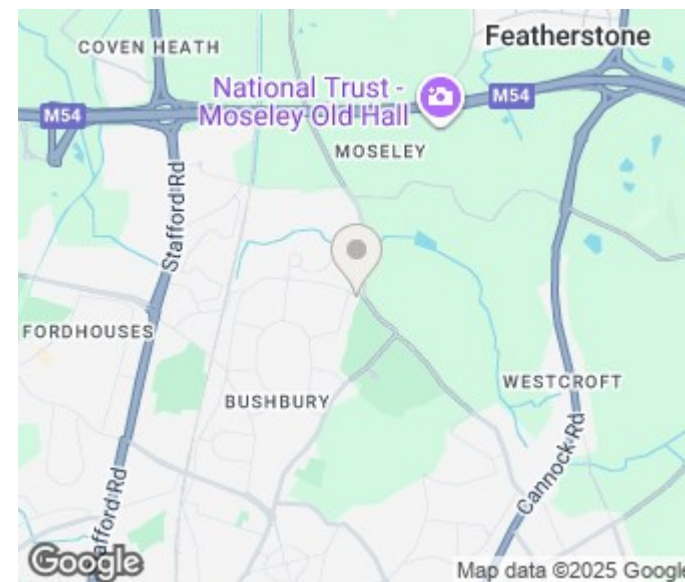
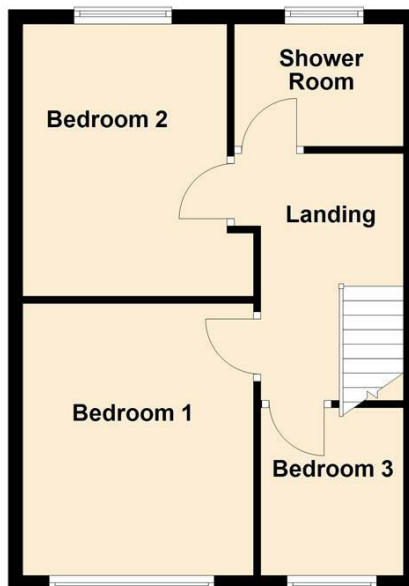
## 64 LEGS LANE



Ground Floor



First Floor



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