



23 WESTHILL

WOLVERHAMPTON, WV3 9HL

OFFERS IN EXCESS OF £300,000

FREEHOLD

Beautifully presented link-detached home in a sought after cul-de-sac location. Extensively refurbished in 2020 the versatile accommodation comprises through living/dining room, re-fitted kitchen, ground floor w.c, ground floor double bedroom, large first floor bedroom and bathroom. Double length garage and impressive rear garden with private mature outlook.



23 WESTHILL

- Beautifully Presented • Re-fitted Kitchen • Ground Floor Bedroom • Large First Floor Bedroom • Double Length Garage • Ground Floor W.C. • Impressive Rear Garden With Pleasant Outlook • Cul-De-Sac Location



SUMMARY

Impressive link-detached home in a highly sought after cul-de-sac location. Having undergone extensive refurbishment in 2020 the property offers versatile and beautifully presented living accommodation including a spacious 28ft though lounge/dining room, re-fitted kitchen, ground floor double bedroom and w.c, large first floor bedroom and bathroom. There is a double length side garage with utility facilities, a driveway providing off road parking and an attractive tiered garden offering a particularly pleasant rear outlook.

APPROACH

The property is approached via a tarmac driveway providing off road parking with an adjacent lawned foregarden.

ENTRANCE HALL

Part glazed door to the living/dining room.

LIVING/DINING ROOM

Double glazed window to the front, two radiators, double glazed double doors to the rear garden, doors to the kitchen and inner hall.

RE-FITTED KITCHEN

12'6" x 8'0"
Double glazed window to the front, radiator, part tiled walls and a range of contemporary wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. Integral appliances include a double oven, 4 ring hob, fridge and dishwasher.

INNER HALL

Useful store cupboard and staircase to the first floor landing.

DOUBLE BEDROOM

11'6" x 10'6"
Double glazed window to the rear and radiator.

W.C

Tiled floor, part tiled walls, double glazed window to the side, low level w.c, sink with vanity cupboard beneath. Doorway to the garage.

BEDROOM

14'4" x 12'8"
Double glazed window to the front, radiator and wall length fitted wardrobes with sliding doors.

BATHROOM

Double glazed obscure window to the side, radiator, tiled floor, part tiled walls and suite comprising low level w.c, pedestal wash hand basin and panelled bath. There is a built in store cupboard where there is a hatch allowing access to a spacious store room.

BOX ROOM

DOUBLE LENGTH GARAGE

28'10" x 8'6"
Doors to the front driveway, double-glazed window and door to the rear garden, plumbing for a washing machine and space for further household appliances and multiple power points and lighting.

REAR GARDEN

To the rear of the property is a spacious paved patio area with an attractive tiered lawned garden beyond which offers a most pleasant outlook.

COUNCIL TAX

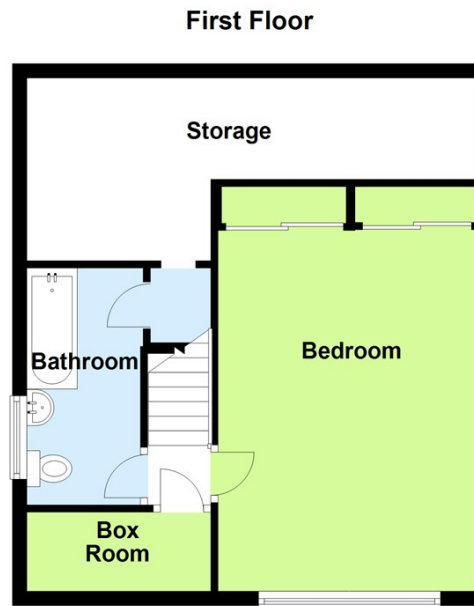
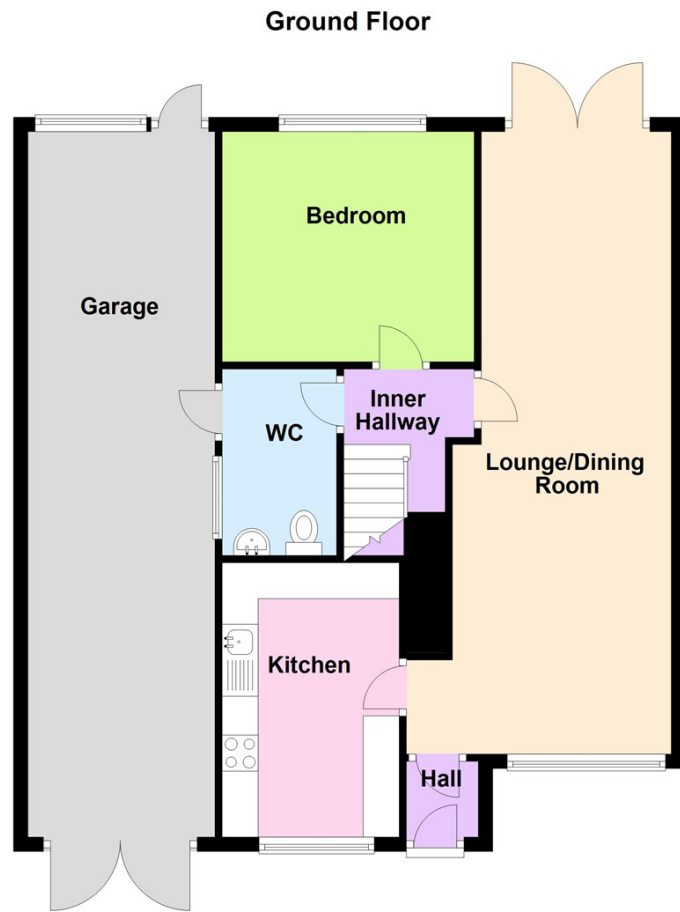
Wolverhampton City Council - Tax Band D

OTHER INFORMATION

The vendor of this property is an employee of Sanders, Wright & Freeman.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(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