



**21 HILARY DRIVE**  
**WOLVERHAMPTON, WV3 7NJ**

**OFFERS IN THE REGION OF £260,000**  
**FREEHOLD**

Well-presented three bedroom link-detached home, situated in a pleasant cul-de-sac and offered with NO ONWARD CHAIN.

Ideally positioned for local shops and access to a good selection of schools, the property benefits from a driveway providing off-road parking, entrance porch, spacious living room, dining kitchen, conservatory, modern re-fitted shower room, pleasant rear garden and side garage.



# 21 HILARY DRIVE

- NO ONWARD CHAIN • CUL-DE-SAC

LOCATION • CONVENIENT FOR LOCAL SCHOOLS

AND SHOPS • DINING KITCHEN • SIDE

GARAGE • CONSERVATORY

## APPROACH

The property is approached via a block paved driveway providing off road parking and access to the side garage.

## LIVING ROOM

14'7" max x 14'8" max, 9'10" min

Double-glazed window to the front, radiator, doorway to the dining kitchen.

## DINING KITCHEN

14'8" x 9'8"

Double-glazed window to the rear, radiator, sliding patio door to the conservatory, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap.

## CONSERVATORY

8'2" x 8'0"

Double-glazed to the side and rear, sliding patio door to the rear garden.

## FIRST FLOOR LANDING

### BEDROOM ONE

14'8" x 8'1"

Two double-glazed windows to the front, radiator.

### BEDROOM TWO

10'0" x 6'9"

Double-glazed window to the rear, radiator.

### BEDROOM THREE

7'8" x 6'10"

Double-glazed window to the rear, radiator.

## SHOWER ROOM

Double-glazed obscure window to the side, towel rail, low-level-w.c, sink with vanity unit, and shower enclosure.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with patio and lawned areas.

## GARAGE

18'6" x 7'9"

Up and over door to the front, doorway to the rear 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 C

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

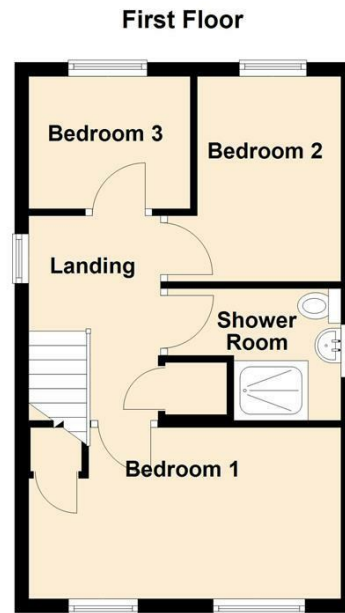
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

## 21 HILARY DRIVE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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