



14 GLADE GARDENS WOLVERHAMPTON, WV4 4AE

OFFERS IN THE REGION OF £220,000
FREEHOLD

Modern two bedroom semi-detached home situated in an extremely popular location in close proximity to a range of amenities including shops, access to public transport and local schooling including Highfields School. The property is deceptively spacious and has been thoughtfully improved by the current owners and features well appointed accommodation throughout comprising entrance hall, open plan living room and kitchen, ground floor w.c, two bedrooms, bathroom, rear garden with summerhouse and a driveway to the side.



14 GLADE GARDENS

- Modern Two Bedroom Semi-Detached Home
- Extremely Popular Location
- Driveway Providing Off Road Parking
- Rear Garden With Summerhouse
- Solar Panels
- Air Conditioning Unit To Living Room & Kitchen
- Ground Floor W.C
- EPC = B Rating



ENTRANCE HALL

Staircase to the first floor landing, radiator and doors to the living room and ground floor w.c.

OPEN PLAN LIVING ROOM & KITCHEN

19'6" max x 13'8" max

Double glazed windows to the side and rear, double glazed double doors opening out to the rear garden, two radiators and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, space for a fridge freezer and plumbing for a washing machine.

GROUND FLOOR W.C

Double glazed obscure window to the front, radiator, wash hand basin with splash back tiling and low level w.c.

FIRST FLOOR LANDING

Loft access hatch, built in store cupboard and doors to:

BEDROOM ONE

10'4" x 11'10"

Two double glazed windows to the front, built in storage cupboard and radiator.

BEDROOM TWO

12'6" x 6'8"

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the rear, radiator,

part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

REAR GARDEN

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

SUMMERHOUSE

Double glazed double doors, double glazed windows, ceiling down lighters.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available. The agent also understands that the property benefits from Solar Panels.

Council Tax - Wolverhampton City Council - Tax Band B

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>

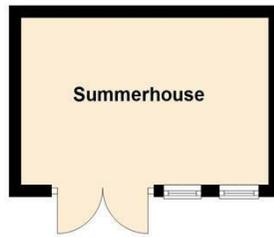
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

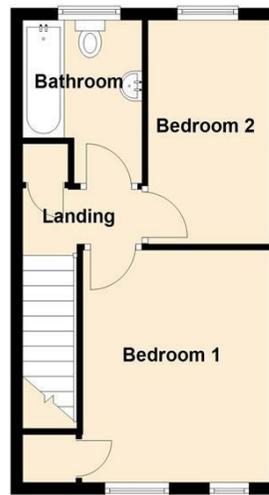
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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