





35 MILL GREEN

WOLVERHAMPTON, WV10 6LX

OFFERS IN THE REGION OF £260,000

FREEHOLD

NO CHAIN - Deceptively spacious three bedroom semi-detached home situated in an extremely popular location convenient for a wide range of amenities including well regarded schools, shops and access to public transport whilst also benefitting from excellent transport links to both M54 Motorway Network and I54 development. The property features well presented and versatile accommodation throughout comprising entrance hall, spacious living room, dining room/ground floor bedroom, kitchen, ground floor w.c, three first floor bedrooms, bathroom, integral garage and a pleasant enclosed garden to the rear. The property also benefits from a children's play park which is just a short walk away.

SWF Est. 1934 SANDERS WRIGHT & FREEMAN

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• Available With No Onward Chain • Spacious Three Bedroom Semi-Detached Home • Extremely Popular Location • Convenient For A Range Of Amenities • Excellent Transport/Motorway Links • Separate Living & Dining Rooms • Off Road Parking • Solar Panels • Integral Garage • Enclosed Garden To Rear





APPROACH

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

ENTRANCE HALL

Radiator and doors to the garage, living room and dining room.

LIVING ROOM

20'7" x 13'7"

Double glazed window to the front, two radiators, staircase to the first floor landing and double doors to the kitchen.

KITCHEN

10'10" x 8'10"

Double glazed window to the rear, tiled floor, part tiled walls, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in oven with 4 ring hob above, space for various household appliances including plumbing for a washing machine and a part glaze door provides access to the rear garden.

DINING ROOM

10'11" x 10'11"

Double glazed window to the rear, radiator and a built in storage cupboard.

GROUND FLOOR W.C

Double glazed obscure window to the side, radiator, low level w.c and wash hand basin.

FIRST FLOOR LANDING

Double glazed window to the front, radiator, built in storage cupboard and doors to:

BEDROOM ONE

12'10" x 12'2"

Double glazed window to the rear and radiator.

BEDROOM TWO

13'2" x 8'8"

Double glazed window to the rear, radiator and built in wardrobe.

BEDROOM THREE

13'0" x 8'0"

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the front, tiled walls, towel rail and suite comprising close coupled w.c, wash hand basin with vanity units beneath and panelled bath with shower above.

GARAGE

16'11" x 8'3"

Double doors to the front, double glazed obscure window to the side, power points and lighting.

GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond incorporating a number a mature trees and shrubs. A side gate provides access to the front.

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

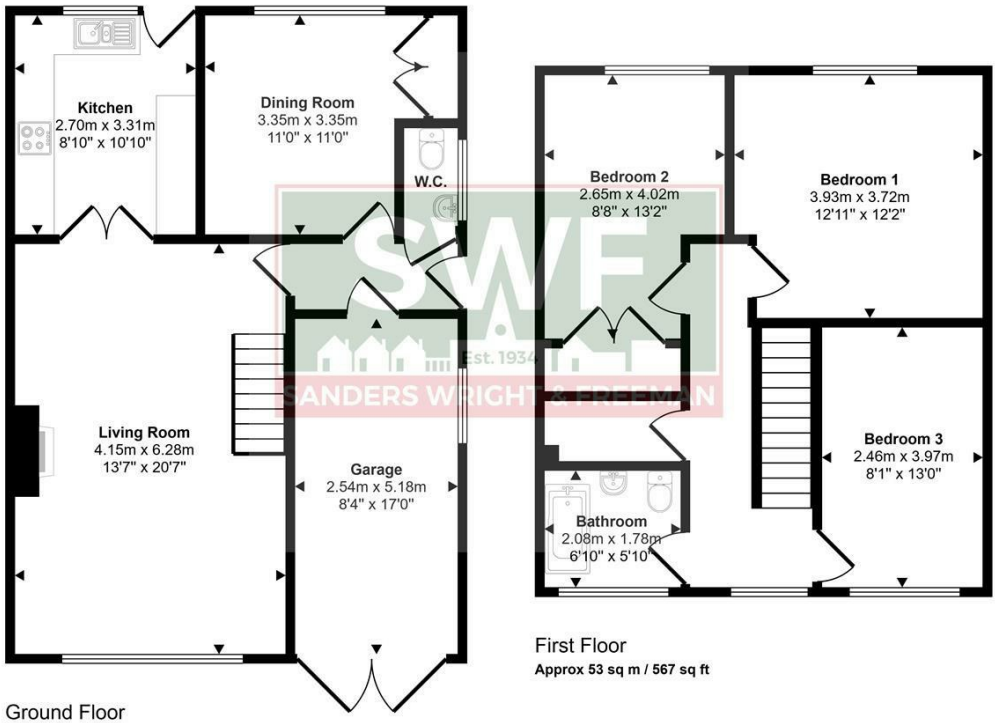
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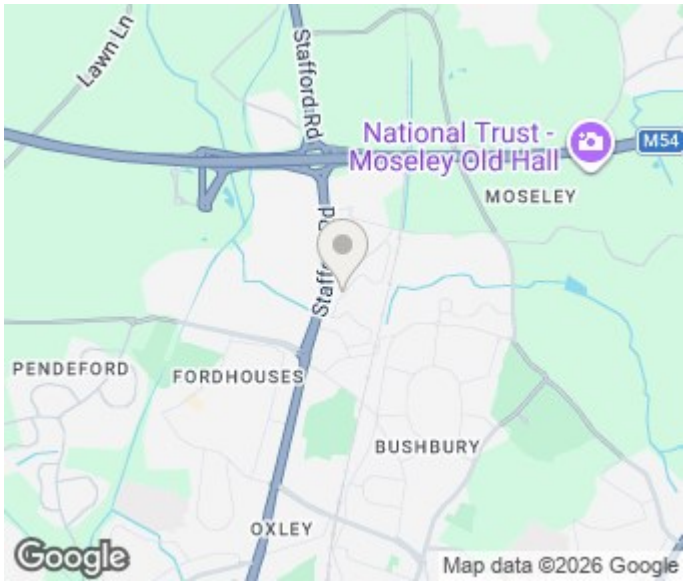
Approx Gross Internal Area
119 sq m / 1281 sq ft

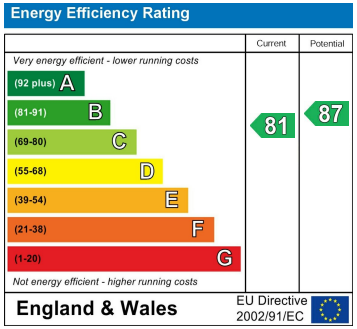


Ground Floor
Approx 66 sq m / 714 sq ft

First Floor
Approx 53 sq m / 567 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





SWF Est. 1934
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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