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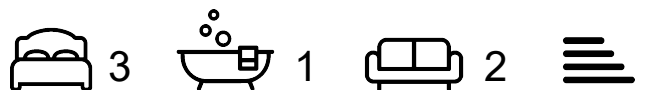
HERE TO GET *you* THERE



Knox Road.

Wolverhampton, WV2 3EG

Asking Price £200,000



Ready to move straight into and offering an impressive amount of living space, Knox Road is a well-presented three-bedroom terraced home in great condition, making it an excellent choice for first-time buyers, couples and growing families.

Step inside and the welcoming entrance hall leads into a comfortable living room, providing an inviting space to relax. Beyond is a separate sitting room, offering valuable additional living space that could be enjoyed as a second lounge, family room or entertaining area. The kitchen sits towards the rear of the property and offers a practical layout for everyday cooking, complemented by a separate utility area, while the ground-floor bathroom completes the accommodation.

The property also benefits from a useful cellar, providing valuable additional storage space and plenty of flexibility depending on individual requirements.

Upstairs, there are three bedrooms, including two excellent-sized bedrooms alongside a versatile third bedroom that would work perfectly for a child, guest accommodation or as a home office. A separate WC adds



Living Room 12' 4" x 11' 6" (3.76m x 3.51m)
The living room is a welcoming and comfortable space, with a well-proportioned layout that offers plenty of flexibility for everyday living. A front-facing window allows an excellent amount of natural light to fill the room, creating a bright and inviting atmosphere. The room provides a versatile setting for relaxing and entertaining, with a warm and homely feel throughout.

Kitchen 14' 11" x 6' 10" (4.55m x 2.08m)
The kitchen is a bright and practical space, featuring a modern layout with sleek cabinetry and generous stone-effect work surfaces. A window above the sink allows plenty of natural light to flow into the room, while a gas hob, extractor hood and integrated appliances provide everything needed for everyday cooking. The adjoining utility room offers additional storage and dedicated laundry facilities, adding further practicality. Tiled flooring and a contemporary finish complete this well-designed space.

Dining Room 12' 9" x 11' 11" (3.89m x 3.63m)
The dining room offers a bright and airy environment with enough space for a dining table and chairs. Positioned centrally in the layout, it connects the living room and kitchen, making it ideal for family meals and entertaining guests. Natural light comes from a window facing the rear of the property, and the room's clean lines and flooring continue the home's warm and welcoming feel.

Rear Garden
The rear garden is paved throughout, providing a low-maintenance outdoor space ideal for relaxing or entertaining. It is enclosed by a combination of low walls and fencing for privacy and security. The garden benefits from access via the kitchen and utility area, with doors leading out to the paved area, creating a seamless flow between indoor and outdoor living.

Bedroom 1 12' 11" x 12' 6" (3.94m x 3.81m)
Bedroom 1 is a generous double room flooded with natural light from two large windows at the front. It features a neutral colour scheme with carpeted floors and fitted wardrobes providing ample storage. The room's size and layout allow for a king-size bed and additional bedroom furniture, creating a cosy yet spacious retreat.

Bedroom 2 12' 1" x 11' 8" (3.68m x 3.56m)
Bedroom 2 is a well-proportioned double room benefiting from two windows that fill the space with natural light. It has carpeted flooring and neutral tones, making it easy to personalise. The room offers sufficient space for a double bed and additional bedroom furniture for comfortable living.

Bedroom 3 7' 9" x 6' 7" (2.37m x 2.01m)
Bedroom 3 is a smaller room, ideal as a single bedroom, nursery, or home office. It features a window providing natural light and a compact layout that offers practical space for bedroom furniture or a desk, making it a versatile addition to the home.

Bathroom 6' 7" x 5' 10" (2.01m x 1.78m)
The bathroom is well presented and thoughtfully arranged, fitted with a curved shower bath, wash basin and WC. An obscured window provides natural light and ventilation, helping to create a bright and fresh atmosphere, while the tiled finish gives the room a clean and contemporary feel.

Basement/Cellar 12' 0" x 11' 4" (3.66m x 3.45m)
The basement/cellar provides additional space measuring just over 3.6 by 3.4 metres, suitable for storage or a variety of uses depending on the homeowner's needs. It is accessed internally and offers practical versatility for the property.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Area Map



Floor Plans



Energy Efficiency Graph

