



10a Broad Lane North, WILLENHALL. WV12 5UA

- Bordering Wednesfield & Willenhall
- Semi-detached house
- Three bedrooms
- Partial Double Glazing
- Electric heating
- No Upwards Chain
- Grant of Probate required.
- Offers invited



PROPERTY DESCRIPTION

Bordering Wednesfield & Willenhall.

Semi-detached house.

Three bedrooms.

Partial double glazing.

Electric heating.

No upwards chain.

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ROOM DESCRIPTIONS

GROUND FLOOR

Entrance

Is made via a UPVC double glazed porchway with wall light and further glazed door into;

Reception Hall

With a ceiling light, panel radiator, door into;

Living Room

17' 10" x 11' 7" (max) (5.44m x 3.53m)

With a front window, ceiling and wall lights, feature brick fireplace, gas fire, panel heater, T.V point, under stairs storage cupboard, door into;

Breakfast Kitchen

14' 11" x 7' 5" (4.55m x 2.26m)

Having a range of wall and base units, roll edge work surfaces, sink and drainer, gas cooker plus extractor fan above. Plumbing for a washing machine, tiled walls, double glazed windows plus door into;

Conservatory

7' 0" x 5' 8" (2.13m x 1.73m)

UPVC/double glazed construction, with a wall lantern plus windows and door to rear garden.

FIRST FLOOR

Landing

With a double glazed side window, ceiling light, loft access hatch, electric panel heater, airing cupboard and doors into;

Bedroom 1

12' 7" x 8' 8" (3.84m x 2.64m)

With a double glazed front window, ceiling light, electric panel heater and built-in wardrobe

Bedroom 2

10' 8" x 8' 9" (3.25m x 2.67m)

With a double glazed rear window, ceiling light point, electric panel heater, wardrobe unit and a built-in cupboard.

Bedroom 3

8' 4" x 6' 0" (2.54m x 1.83m)

With a double glazed front window and ceiling light point.

Bathroom

7' 7" x 6' 1" (2.31m x 1.85m)

With a wood panel bath, tiled walls, wash basin, W.C, ceiling light, fitments and a double glazed rear window.

OUTSIDE

Garden

To the fore is a lawned garden with shrubs and pathway.

To the side is a shared driveway leading to a detached brick built garage at the rear.

To the rear is a lawned garden with borders, shrubs, patio's and gated access to the side driveway.

Garage

There is a detached brick built garage to the side/rear of the property. There is an up and over front door plus side window. Access has not been possible at this time.

ADDITIONAL INFORMATION

Title

We are advised that the property is FREEHOLD. Prospective purchasers should take steps to satisfy themselves of the accuracy of this information.

Council Tax Band

'C' - Wolverhampton City Council

EPC

TBC

N.B

The property forms part of an estate and as such a grant of probate is required and is in the process of being applied for.

There is no upwards chain.

The property is sold as seen with all remaining fixtures and fittings remaining in situ. Offers are invited for consideration.

Location

The property is conveniently situated on the Wednesfield/Willenhall border, meaning it's convenient for commute to both Town Centres, plus the surrounds of Bentley Bridge, New Cross, Wolverhampton, Walsall and beyond. From the A4124 Lichfield Road, turn onto Broad Lane North, follow for some distance and the property is on the Left. For SATNAV use the postcode WV12 5UA.



