

Rees Page



2C Winchester Road, Fordhouses, Wolverhampton, WV10 6EJ

Presenting a three bedroom semi-detached home, in this established and popular residential area to the north of the city.

Ideally situated for a wide range of local amenities, the i54 development park, and commute via the nearby Junction 2 of the M54 motorway.

In brief, the well-presented accommodation consists of living room, kitchen diner, utility, conservatory, three bedrooms, shower room, garage, driveway, and garden. The property benefits further from double-glazing and radiator central heating (both where specified).

No upwards chain.

Offers invited for consideration.

Offers Around

£240,000



Entrance

is made via a canopy porch with wall light and part-glazed door into

Reception Hall

With a ceiling light, front window, radiator, laminate floor and doors into

Inner Lobby

With meters, shelving and further door to kitchen.

Lounge

15' 2" x 11' 2" max (4.62m x 3.40m)

Having a double-glazed front bow window, ceiling light point, radiator, feature fireplace with gas fire, cable and TV points, and door opening into



Kitchen Diner

17' 1" x 8' 11" (5.21m x 2.72m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink, tiled splashbacks, Electrolux gas cooker, understairs cupboard, radiator, inner window, ceiling lights, patio doors to conservatory, and door to utility room.

Utility

8' 0" x 7' 10" (2.44m x 2.39m)

With a range of wall and base units, roll edge work surfaces, plumbing for a washing machine, dishwasher and tumble dryer, tiled splashbacks, sink unit, ceiling light, door to garage, plus a double-glazed door and window to rear garden.



Garage

16' 10" x 8' 9" (5.13m x 2.67m)

With an up and over front door, wall cupboards, ceiling light and power points.



Conservatory

16' 5" x 7' 2" (5.00m x 2.18m)

With uPVC double-glazed windows and doors to rear garden, ceiling light, TV point, radiator, power points and tiled floor.

Stairs rise from the hallway to a first floor

Landing

With a double-glazed side window, airing cupboard with Ariston boiler and doors into

Bedroom One

10' 11" x 10' 5" min to wardrobe doors (3.33m x 3.17m)

Having a double-glazed rear window, ceiling light, radiator, laminate flooring, and built-in wardrobes to one wall.

Bedroom Two

11' 2" x 9' 7" (3.40m x 2.92m)

Having a double-glazed front window, ceiling light, radiator, laminate flooring, and fitted wardrobes to one wall.

Bedroom Three

8' 5" max x 7' 7" max including bulkhead cupboard (2.57m x 2.31m)

Having a double-glazed side window, ceiling light, radiator, laminate flooring, and an over-stairs bulkhead cupboard.

Shower Room

With a glazed shower cubicle, WC, wash basin with cupboard, tiled walls, towel radiator, loft access hatch, ceiling light, and a double-glazed rear window.

OUTSIDE

To the rear is an enclosed mature garden with patios, lawn, pergola, shed and cold water tap.

To the fore is a low maintenance frontage of tarmacadam driveway, boundary hedge, with access to the garage.

Location

Situated to the north of the city, with a wide range of local amenities, the i54 development park nearby, and commute via Junction 2 of the M54 motorway. The property is located within Fordhouses, off the A449 Stafford Road.

For SATNAV/Maps, use the postcode WV10 6EJ.

NB

There is no upwards chain.

The property forms part of an Estate and Probate has been granted.

Fixtures and fittings such as curtains, carpets, blinds and light fittings will remain in situ as seen.

Offers are invited for consideration.

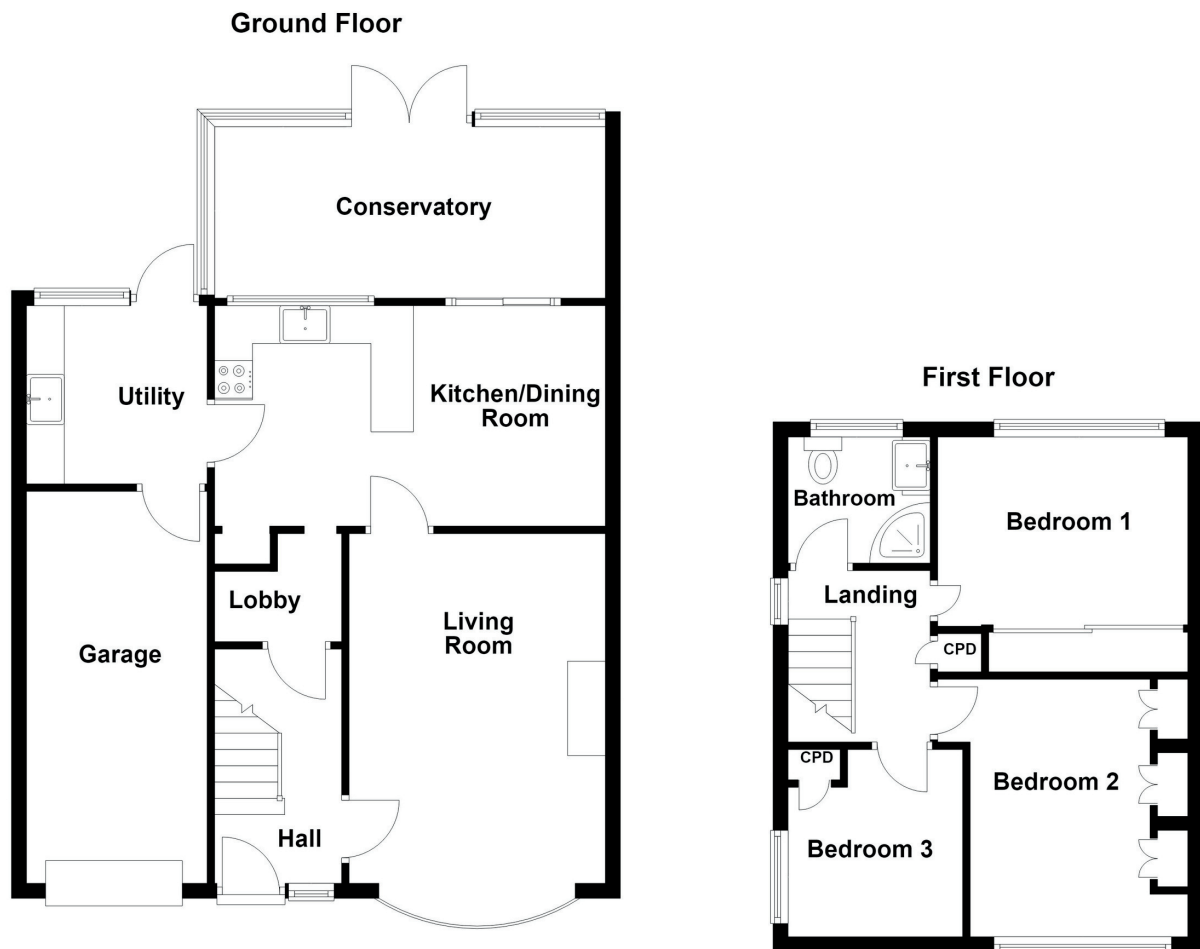
Council Tax: Wolverhampton Band C

Title: Freehold

Energy Performance Rating: D



Total Floor Area = 83 square metres



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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