

Rees Page



36 Winchester Road, Fordhouses, Wolverhampton, WV10 6EJ

Situated within this established and popular residential area to the north of Wolverhampton, and as such ideal for commute to both the city centre and motorway network with junction 2 of the M54 nearby, plus a wide range of local amenities. This traditional semi-detached home, although in need of some refurbishment and modernisation, offers great potential.

In brief, the property comprises of reception hall, kitchen, two reception rooms, garden room, carport, outbuildings, three bedrooms and bathroom whilst benefiting further from radiator central heating and double glazing (where specified), a rear garden and front driveway.

Offers Around

£220,000

With no upwards chain and offers invited for consideration, viewing is recommended.



Entrance

Is made via a double-glazed doorway into

Reception Hall

With a ceiling light, radiator, laminate flooring, telephone point, understairs cupboard and doors into

Lounge

14' 3" into bay x 11' 2" max (4.34m x 3.40m)

With a double-glazed front bay window, ceiling light, coving, tiled fireplace with gas fire, radiator and TV point.

Dining Room

12' 4" x 10' 5" (3.76m x 3.17m)

With a ceiling light, coving, radiator, fireplace with electric fire, TV point and double-glazed patio doors into

Garden Room

10' 2" x 9' 2" (3.10m x 2.79m)

Having double-glazed windows and door to rear garden, ceiling light, radiator and TV point.

Kitchen

14' 10" x 6' 6" (4.52m x 1.98m)

Having a range of fitted wall and base units, with roll edge work surfaces, tiled splashbacks, inset sink and drainer, electric double oven, gas hob, extractor hood, breakfast bar, radiator, strip lights, double-glazed windows to side and rear and a door into the garage.

Garage

31' 2" x 7' 5" (9.50m x 2.26m)

With double doors to the front, side windows, strip lights, door to the rear garden and door into

An extensive range of enclosed storage/workshop areas

Mostly of timber construction (and potentially asbestos sheeting). Different areas with power, light, shelving and door into

WC

With a ceiling light, WC, bidet, hand wash basin and plumbing for a washing machine.

Stairs rise from the hallway to a first floor

Landing

With a side window, loft access hatch, ceiling light and doors into

Bedroom One

14' 7" max x 10' 7" max (4.45m x 3.23m)

Having a double-glazed front bay window, ceiling light and a radiator.



Bedroom Two

12' 4" x 10' 5" (3.76m x 3.17m)

Having a double-glazed rear window, ceiling light and a radiator.

Bedroom Three

9' 9" x 6' 7" (2.97m x 2.01m)

Having a uPVC double-glazed front window, ceiling light and a radiator.

Bathroom

12' 5" x 6' 6" (3.78m x 1.98m)

Having a panel bath, shower cubicle, WC, bidet, pedestal washbasin, radiator, tiled walls, cupboard with Vaillant boiler, strip light and a rear window.

OUTSIDE

To the rear is an established garden with patio areas, cold water tap, potting shed, greenhouses, further wooden sheds and vegetable gardens.

To the fore is a crete-paved driveway and a raised flower bed area.

Location

The property is conveniently situated to the north of Wolverhampton, with a wide range of local amenities plus convenient road access to the city, the i54 development and junction 2 of the M54 Motorway.

From the A449 Stafford Road, at Three Tuns Island turn into Marsh Lane and then right into Winchester Road. The property can be found after a short distance on the right-hand side.

For SATNAV please use the postcode WV10 6EJ.

NB

The property forms part of an Estate and a grant of probate has been applied for.

There is no upwards chain.

Curtains, carpets and light fittings will be left in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment via the agents.

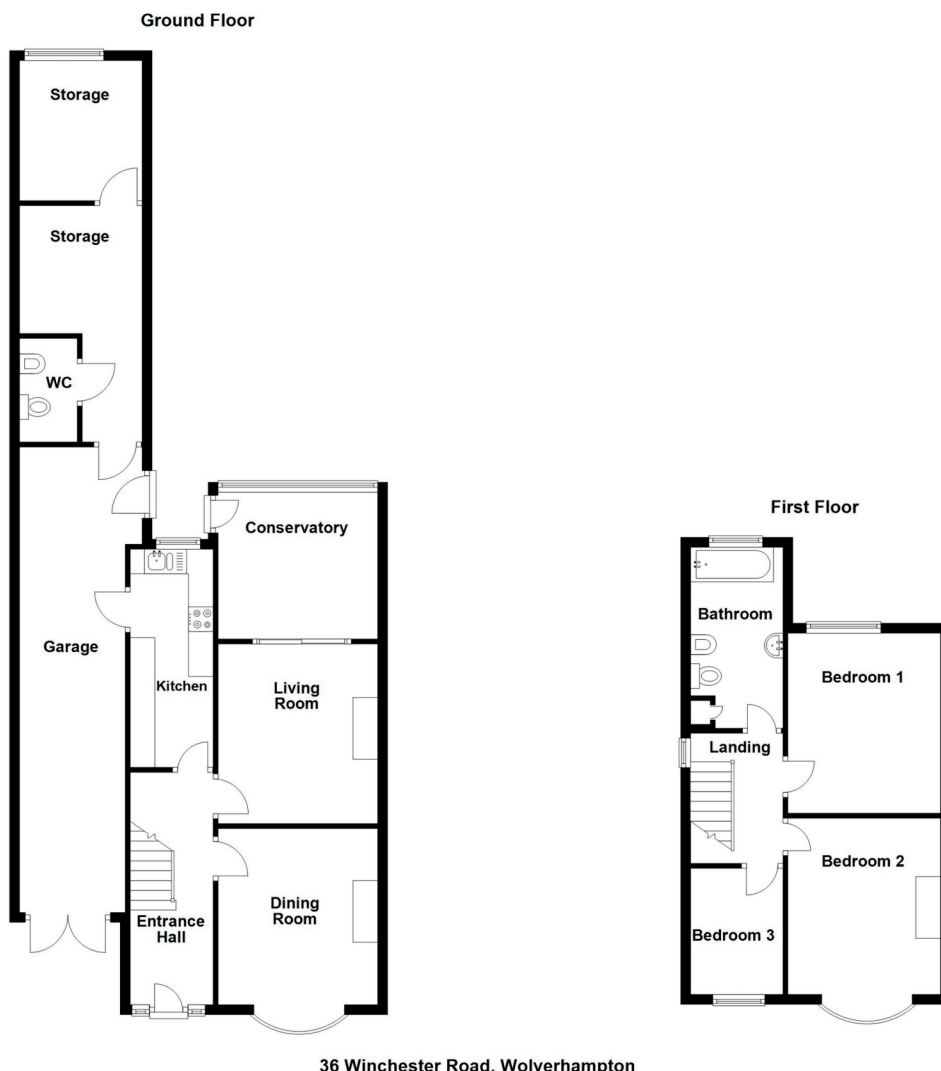
Council Tax: Wolverhampton Band C

Title: Freehold

Energy Performance Rating: D



Total Floor Area = 88 square metres



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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