

# Rees Page



## 81 Leicester Street, Whitmore Reans, Wolverhampton, WV6 0PS

A traditional mid-terraced home within this established area, with a range of surrounding local amenities and convenient for the city centre.

This 2/3 bed home (bedrooms two and three are interconnecting) also has two reception rooms, kitchen and ground floor bathroom and is in need of a full and comprehensive scheme of refurbishment, repair, and modernisation.

There is a small walled fore garden and a very overgrown rear garden.

There is no upwards chain.

Property is sold as seen, including all remaining contents and rubbish.

A grant of probate has now been applied for, and **CASH OFFERS ONLY** are invited due to the poor condition and issues with the title.

Offers Around

**£85,000**



### Entrance

Is made via a wooden door into

### Lounge

12' 2" x 11' 10" (3.71m x 3.61m)

With a front window, ceiling light, tiled fireplace with gas fire, and door into

### Dining Room

12' 2" x 11' 10" (3.71m x 3.61m)

With a rear window, understairs cupboard, gas fire, TV point, and door into



### Kitchen

10' 10" x 6' 5" (3.30m x 1.96m)

With base units, work surfaces, inset sink and drainer, gas cooker, plumbing for a washing machine, ceiling light, side window, and door into



### Rear Lobby

With an airing cupboard, side door to rear garden, and door into

### Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)

With a panel bath, WC, wash basin, ceiling light, and side window.



A door opens from the dining room to a **staircase** rising to the first floor.

### Landing

With a ceiling light, loft access hatch and doors into

### Bedroom One

12' 3" x 11' 10" (3.73m x 3.61m)

With a window and a ceiling light.

## Bedroom Two

12' 3" x 11' 10" (3.73m x 3.61m)

With a rear window, ceiling light, over stairs cupboard, and a door into

## Bedroom Three

11' 0" x 6' 6" (3.35m x 1.98m)

With a rear window and a ceiling light.

## OUTSIDE

To the rear is an overgrown garden which is mostly inaccessible at present.

To the fore is a small walled mature garden.

Parking is on street.

## Location

Convenient for local amenities and the city centre.

From the A449 Stafford Road, at Dunstall island turn onto Dunstall Road and then straight over into Leicester Street. The property can be found after a short distance on the right.

For SATNAV use the postcode **WV6 0PS**.

## NB

The property forms part of an Estate and we are advised that Probate has now been applied for.

There is no upwards chain.

We are informed that there are issues with the title. Prospective purchasers would need further legal advice.

All remaining contents and rubbish etc will remain in situ as seen.

The property requires extensive refurbishment, repair, and modernisation.

**CASH OFFERS ONLY** are sought.

Prospective purchasers should give consideration to all of the above and take advice.

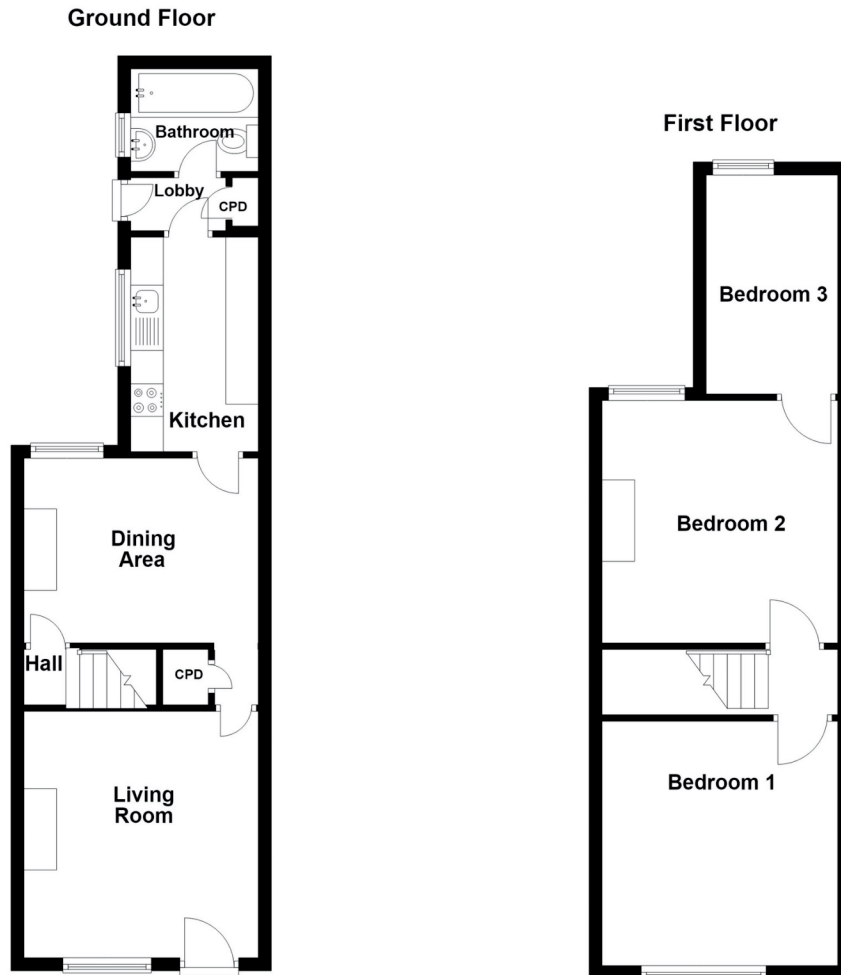
**Council Tax:** Wolverhampton Band A

**Title:** Unregistered

**Energy Performance Rating:** E



**Total Floor Area = 65 square metres**



**81Leicester Street, Wolverhampton**

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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