



31 CADLE ROAD
WOLVERHAMPTON, WV10 9SJ

OFFERS IN THE REGION OF £140,000
FREEHOLD

Three-bedroom semi-detached home offering spacious living accommodation, available with NO ONWARD CHAIN. The property comprises a living room, dining kitchen, ground floor WC, three generous bedrooms and a family bathroom. Externally, a driveway to the front provides off-road parking, while to the rear there is a good-sized lawned garden.

Requiring a scheme of general modernisation and updating, this property presents an excellent opportunity for buyers looking to put their own stamp on a home. Ideal for first-time buyers, families or investors alike.



31 CADLE ROAD

- NO CHAIN • Three Generous Bedrooms • Requires General Updating • Dining Kitchen • Ground Floor W.C. • Driveway • Pleasant Rear Garden



APPROACH

The property is approached via a driveway providing off road parking with a gated side passage providing access to the rear.

ENTRANCE HALL

Staircase to the first floor landing.

LIVING ROOM

13'2" into bay x 13'5"

Bay window to the front, radiator.

DINING KITCHEN

13'6" x 9'0"

Two windows to the rear, radiator, part tiled walls, tiled floor, range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Doorway to the side lobby.

SIDE LOBBY

W.C.

Window to the side, low-level w.c.

FIRST FLOOR LANDING

Window to the side, loft access hatch.

BEDROOM ONE

11'9" x 8'2"

Window to the front, radiator.

BEDROOM TWO

10'4" x 9'3"

Window to the rear, radiator.

BEDROOM THREE

8'9" x 8'1"

Window to the front, radiator.

BATHROOM

Obscure window to the rear, coloured suite comprising close-coupled w.c, pedestal wash hand basin, and panelled bath.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with block paved patio and lawn beyond.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

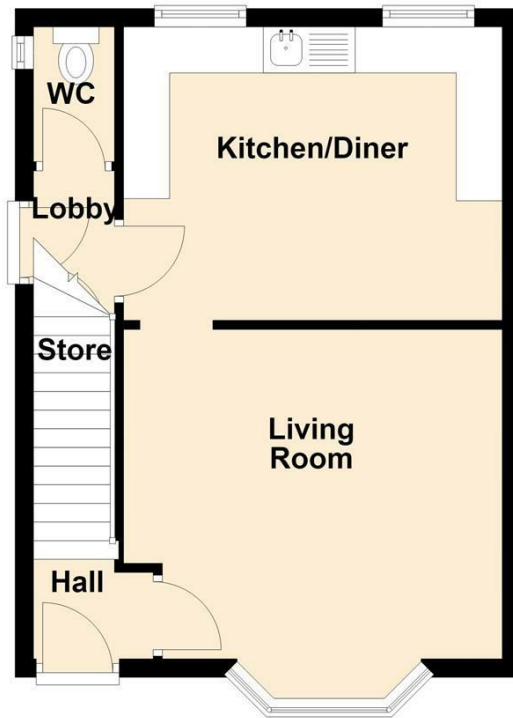
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

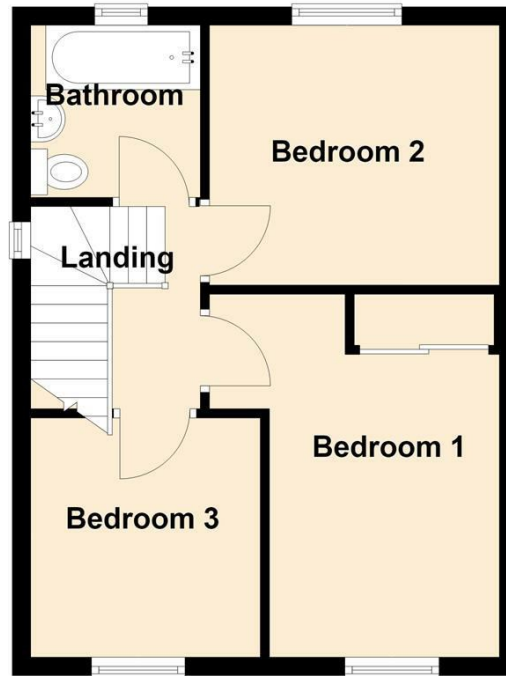
31 CADLE ROAD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902 575555
 enquiries@swfestateagents.co.uk
 www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements