



## 15 BUTTERMERE CLOSE WOLVERHAMPTON, WV6 9DN

OFFERS IN THE REGION OF £235,000  
**FREEHOLD**

NO ONWARD CHAIN | REQUIRES MODERNISATION | SOUGHT AFTER CUL-DE-SAC | LARGE REAR GARDEN

Ideally positioned in a popular cul-de-sac, this property features two reception rooms, kitchen, three bedrooms and a bathroom. There is a generous rear garden and driveway for several vehicles.

A superb opportunity for buyers looking to add value and create a long-term family home.



# 15 BUTTERMERE CLOSE

- REQUIRES MODERNISATION • NO ONWARD CHAIN • CUL-DE-SAC LOCATION • LARGE REAR GARDEN • LIVING ROOM • DINING ROOM • THREE BEDROOMS

## APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

## RECEPTION HALL

Obscure window to the side, radiator, cloaks cupboard.

## LIVING ROOM

13'8" into bay x 11'10"

Double-glazed bay window to the front, sliding door to dining room.

## DINING ROOM

11'11" x 10'11"

Sliding patio door to the rear, radiator.

## KITCHEN

8'5" x 6'11"

Double-glazed window to the side, doorway to the rear lobby.

## REAR LOBBY

Doors to the rear garden and store cupboard.

## FIRST FLOOR LANDING

Obscure window to the side, loft access.

## BEDROOM ONE

12'0" x 10'11"

Double-glazed window to the front, radiator.

## BEDROOM TWO

11'11" x 10'10"

Double-glazed window to the rear, radiator.

## BEDROOM THREE

8'0" x 6'11"

Double-glazed window to the front.

## BATHROOM

Double-glazed obscure window to the rear, radiator, built in airing cupboard, panelled bath, pedestal wash hand basin, close-coupled w.c.

## GARAGE

The garage is believed to incorporate asbestos-containing materials. No testing has been carried out and purchasers should make their own enquiries.

## PROPERTY INFORMATION

Title - The property is currently unregistered.

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

Council Tax - Wolverhampton City Council - Tax Band C

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>

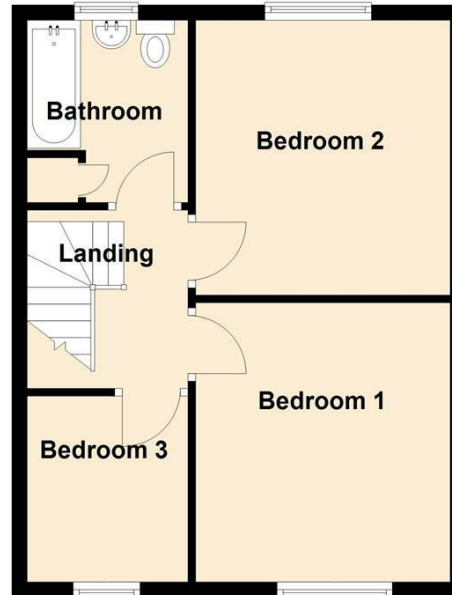
## 15 BUTTERMERE CLOSE



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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