



115 UPPER VILLIERS STREET
WOLVERHAMPTON, WV2 4NU

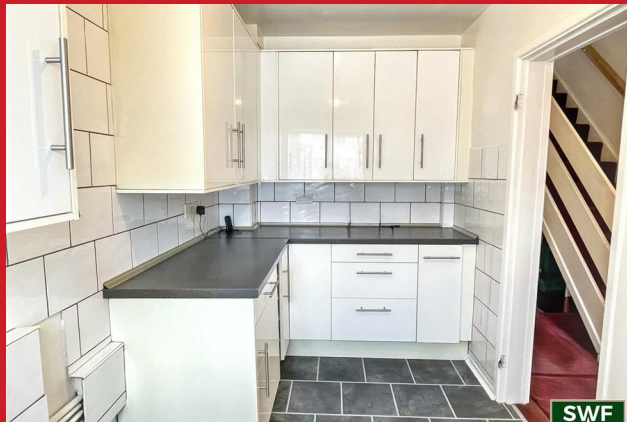
OFFERS IN THE REGION OF £175,000
FREEHOLD

NO CHAIN - Well presented three bedroom terraced home situated in an extremely popular location convenient for a range of amenities including schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property features spacious and well proportioned accommodation throughout, ideal for first time buyers or buy-to-let investors, and comprises entrance porch, hallway, living/dining room, kitchen, three bedrooms, family bathroom and a pleasant enclosed garden to the rear.



115 UPPER VILLIERS STREET

- Spacious Mid-Terraced Home • Extremely Popular Residential Location • Convenient For A Wide Range Of Amenities • Excellent Links To Wolverhampton City Centre • Ideal For First Time Buyers & Buy To Let Investors • Three Bedrooms & Family Bathroom • Living/Dining Room • Enclosed Rear Garden



APPROACH

The property is approached via a paved footpath with an adjacent lawned foregarden.

ENTRANCE PORCH

Door to the hallway and a useful store.

HALLWAY

Radiator, staircase to the first floor landing, door to the living/dining room and an opening to the kitchen.

LIVING/DINING ROOM

19'9" max x 12'1" max

Radiator, feature fireplace, window to the rear and a part glazed door providing access to the rear garden.

KITCHEN

11'3" x 6'2"

Double glazed window to the front, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for various household appliances including plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access hatch, built in airing cupboard and doors to:

BEDROOM ONE

12'1" x 10'9"

Double glazed window to the front.

BEDROOM TWO

10'10" x 5'11"

Window to the rear.

BEDROOM THREE

10'10" x 6'0"

Window to the rear.

FAMILY BATHROOM

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 a paved patio area and lawn beyond. A gate to the rear provides access to further garden land behind.

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.

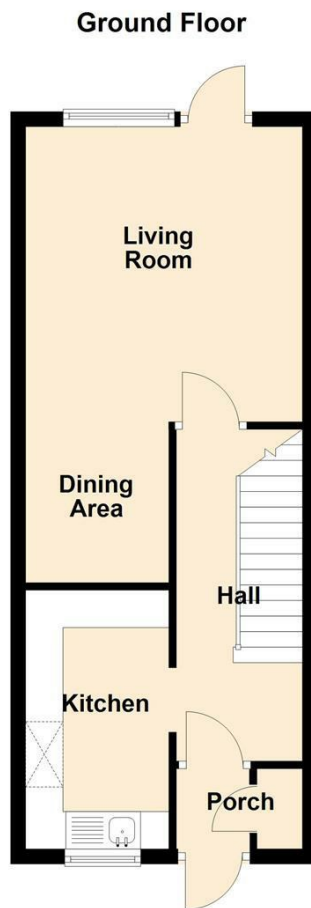
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

OTHER INFORMATION

The agent understands that a grant of probate has been applied for but is currently outstanding.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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