



## 99 LINTHOUSE LANE WOLVERHAMPTON, WV11 3TW

OFFERS IN THE REGION OF £260,000  
FREEHOLD

Three bedroom semi-detached home situated in a highly sought after location, available with NO ONWARD CHAIN convenient for a range of amenities including schools, shops and access to public transport. The property features spacious accommodation throughout comprising entrance porch, hallway, separate living & sitting rooms, kitchen, ground floor w.c, three bedrooms, bathroom, garage and an enclosed garden to the rear. A driveway to the front provides off road parking.



# 99 LINTHOUSE LANE

- Available With No Onward Chain • Extremely Popular Location • Convenient For A Range Of Amenities • Spacious Accommodation Throughout • Separate Living & Sitting Rooms • Driveway Providing Off Road Parking • Garage • Enclosed Rear Garden



## APPROACH

The property is approached via a block paved driveway providing off road parking.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the living room, sitting room and kitchen.

## LIVING ROOM

13'2" x 11'3"

Double glazed window to the front, radiator and feature fireplace.

## SITTING ROOM

11'6" x 11'4"

Double glazed window to the rear and feature fireplace.

## KITCHEN

11'4" x 6'11"

Double glazed window to the rear, radiator, wall drawer and base units, roll edge work surfaces incorporating sink and drainer unit with mixer tap, 4 ring gas hob, built in oven and a door to the rear lobby.

## REAR LOBBY

Doors to the ground floor w.c, garage and rear garden.

## GROUND FLOOR W.C

Low level w.c.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

13'6" x 11'3"

Double glazed window to the front, radiator and fitted bedroom furniture.

## BEDROOM TWO

10'11" x 11'3"

Double glazed window to the rear and radiator.

## BEDROOM THREE

9'0" x 6'11"

Double glazed window to the front, radiator.

## BATHROOM

Double glazed obscure window to the rear, part tiled walls and suite comprising low level 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 with a number of mature shrubs. A side gate provides access to the front.

## GARAGE

17'11" x 8'0"

Power points, lighting, up and over door to front, door to rear lobby.

## 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 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

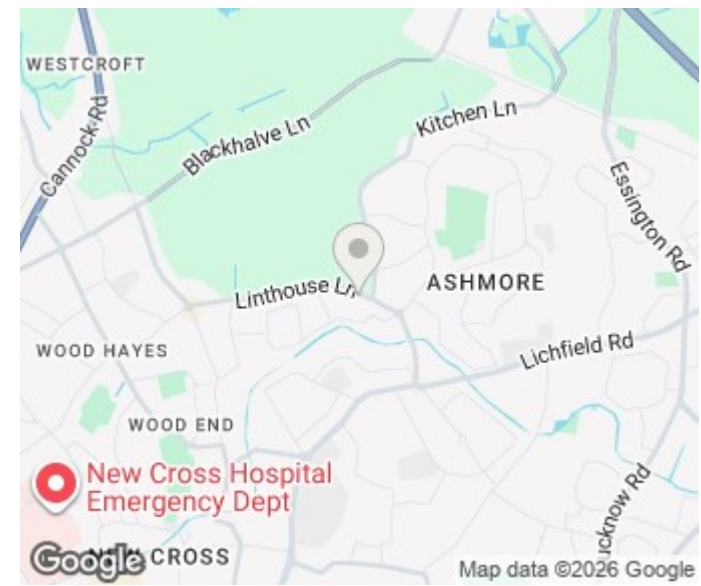
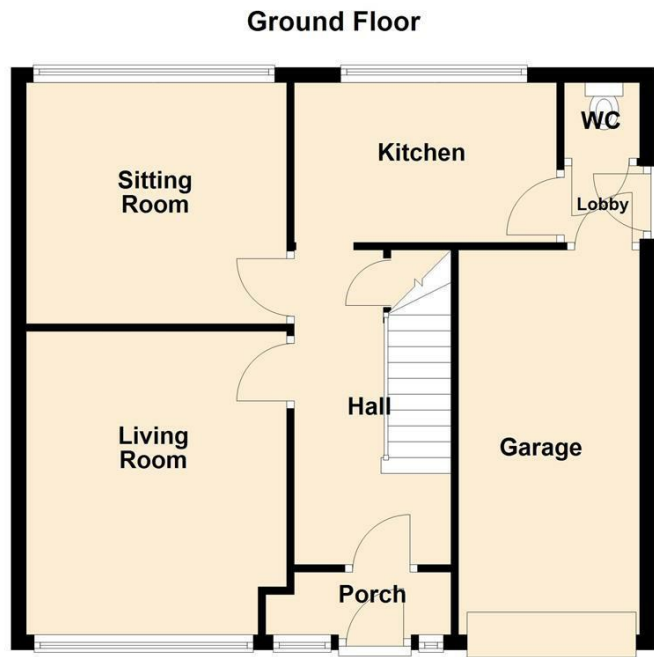
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

## 99 LINTHOUSE LANE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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