



**118 SPRINGHILL ROAD**  
**WOLVERHAMPTON, WV11 3AQ**

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

Spacious three-bedroom semi-detached home occupying a substantial corner plot, with potential to extend (subject to the necessary planning and building consents). Well presented throughout, the accommodation comprises an entrance porch, hallway, living room, separate dining room, kitchen, veranda/utility room, three generous bedrooms, and family bathroom. Externally, the property benefits from a driveway and garage providing off-road parking, and attractive gardens to both the front and rear, making it an ideal family home with future potential.



# 118 SPRINGHILL ROAD

- GENEROUS CORNER POSITION • THREE
- GENEROUS BEDROOMS • SIDE VERANDA /
- UTILITY • PLEASANT REAR GARDEN • DRIVEWAY
- PROVIDING OFF ROAD PARKING • SEPARATE
- LIVING AND DINING ROOMS • POPULAR
- LOCATION



## APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden. A gated passage provides access to the rear garden.

## ENTRANCE PORCH

## HALLWAY

Radiator, staircase to the first floor landing.

## LIVING ROOM

12'0" x 10'11"

Double-glazed window to the front, fireplace.

## DINING ROOM

10'11" x 8'2"

Double-glazed sliding patio door to the rear, radiator, archway to the kitchen.

## KITCHEN

10'10" x 8'7"

Double-glazed window to the rear, radiator, fitted wall, drawer and base units incorporating a sink and drainer unit with mixer tap. There is a built in double oven, four ring gas hob, space for a fridge, and doorway to the side veranda / utility.

## VERANDA / UTILITY

8'5" x 7'9"

Double-glazed windows to the side and rear, tiled floor, fitted sink and drainer unit with mixer tap, plumbing for a washing machine, doors to the garage and rear garden.

## FIRST FLOOR LANDING

Loft access hatch.

## BEDROOM ONE

10'11" x 10'11"

Double-glazed window to the rear, radiator, fitted wardrobes with sliding mirror doors.

## BEDROOM TWO

12'0" x 9'9"

Double-glazed window to the front, radiator.

## BEDROOM THREE

9'0" x 7'4"

Double-glazed window to the front, radiator.

## BATHROOM

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

## OUTSIDE

The property occupies a substantial corner plot with well maintained gardens the front and rear, and a spacious paved patio area. A gated passageway links the driveway and garden.

## 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>

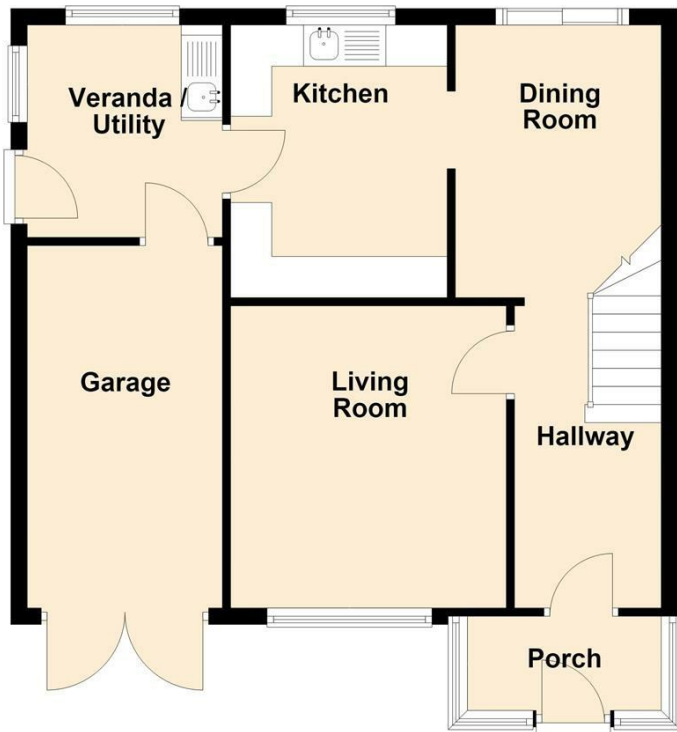
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

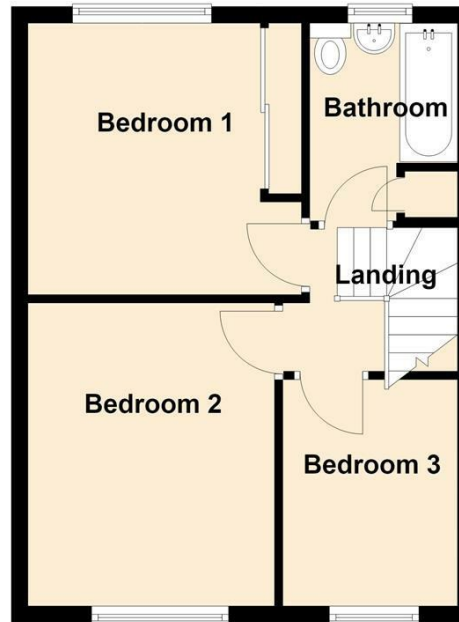
## 118 SPRINGHILL ROAD



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		53	
(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