



**19 CHURCH ROAD**  
**WOLVERHAMPTON, WV3 7ET**

**OFFERS IN THE REGION OF £230,000**  
**FREEHOLD**

NO CHAIN - Three bedroom semi-detached home situated in an extremely popular location convenient for a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Penn, Bradmore and Wolverhampton City Centre all within easy reach. The property features well proportioned accommodation throughout comprising entrance hall, living room, dining kitchen, three bedrooms and bathroom. To the rear is a pleasant enclosed garden with a side garage and a driveway providing off road parking.





# 19 CHURCH ROAD

- Available With No Onward Chain • Ideal For First Time Buyers • Superb Location Convenient For A Range Of Amenities • Driveway Providing Off Road Parking • Well Proportioned Accommodation Throughout • Three Bedrooms • Dining Kitchen • Garage • Enclosed Rear Garden • Council Tax Band - B



## APPROACH

The property is approached via a paved forecourt with a driveway adjacent providing off road parking.

## ENTRANCE HALL

Radiator, staircase to the first floor landing and door to the living room.

## LIVING ROOM

12'11" x 10'11"

Double glazed bow window to the front, radiator, feature fireplace and an opening to the dining kitchen.

## DINING KITCHEN

14'0" x 9'8"

Double glazed window to the rear, radiator, useful under stairs cupboard, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for various household appliances including plumbing for a washing machine.

## FIRST FLOOR LANDING

Loft access hatch, built in airing cupboard housing the combination boiler and doors to:

## BEDROOM ONE

11'1" to wardrobe x 8'5"

Two double glazed windows to the front, radiator and fitted wardrobe with sliding mirror doors.

## BEDROOM TWO

8'5" x 8'0"

Double glazed window to the rear and radiator.

## BEDROOM THREE

8'0" x 5'4"

Double glazed window to the rear and radiator.

## BATHROOM

Double glazed obscure window to the side, radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

## GARAGE

16'2" x 8'2"

Window to the rear, up and over door to the front.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond with a further paved seating area to the side. A side gate provides access to the driveway.

## 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 B

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

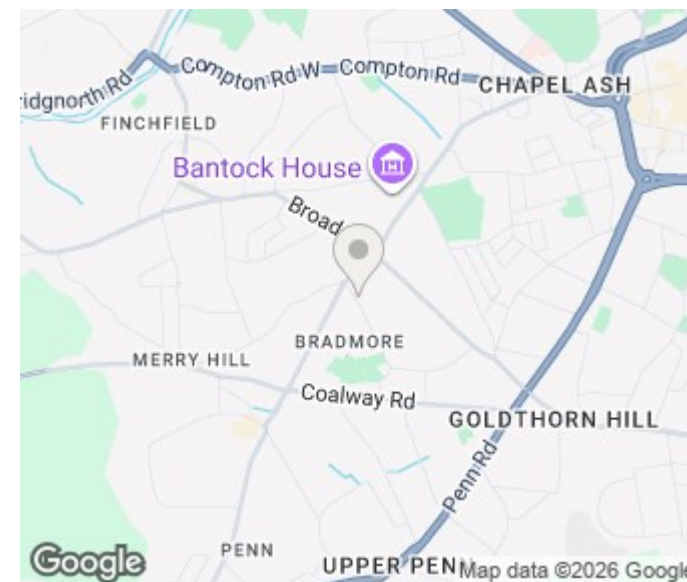
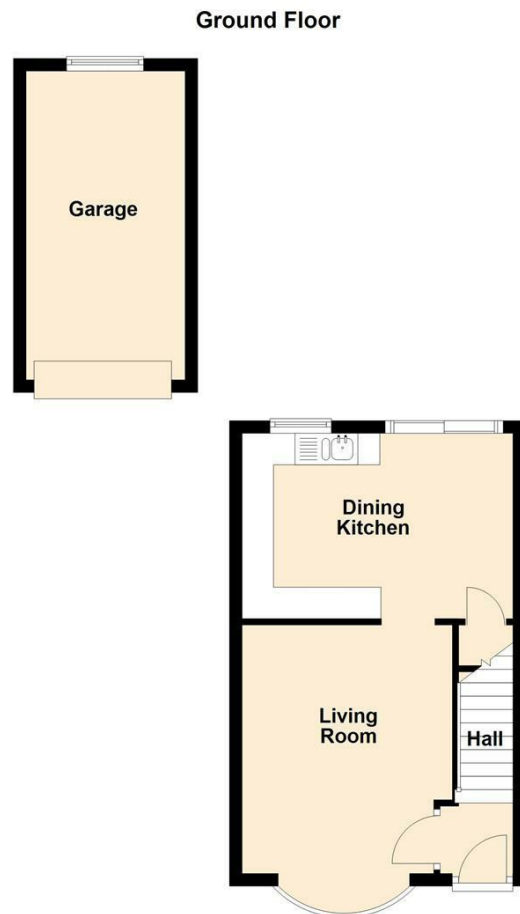
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

## 19 CHURCH ROAD





| 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>                            |                         |           |
| (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