3 FRANKLYN CLOSE, PERTON

WOLVERHAMPTON, WV6 7SB

OFFERS IN THE REGION OF £235,000

FREEHOLD

A well-presented three-bedroom semi-detached home, ideally situated in a popular cul-de-sac, close to local shops and a range of amenities. Offered with NO ONWARD CHAIN, the property provides well-proportioned accommodation comprising an entrance hall, living room, dining kitchen, three bedrooms and a modernised shower room. Externally, a driveway and garage provide convenient off-road parking.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

3 FRANKLYN CLOSE

APPROACH

The property is approached via a driveway providing off road parking and access to a garage.

ENTRANCE HALL

Radiator, staircase to the first floor landing.

LIVING ROOM

14'2" x 14'2" max, 9'3" min

Double-glazed window to the front, radiator, doorway to the dining kitchen.

DINING KITCHEN

14'1" x 10'9"

Double-glazed window to the rear, radiator, range of fitted wall, drawer and base units with work surfaces above, incorporating a stainless steel sink. Part-glazed door to the conservatory.

CONSERVATORY

12'2" x 9'5"

Double-glazing to the side and rear, tiled floor, radiator, double doors to the rear garden.

FIRST FLOOR LANDING

Double-glazed window to the side, loft access hatch.

BEDROOM ONE

14'1" into wardrobe x 8'9"

Double-glazed window to the rear, radiator, built in wardrobes.

BEDROOM TWO

11'1" x 9'3"

Double-glazed window to the front, radiator.

BEDROOM THREE

7'6" x 6'0"

Double-glazed window to the front, radiator.

SHOWER ROOM

Radiator, part tiled walls, suite comprising close-coupled w.c, pedestal wash hand basin, and shower enclosure.

REAR GARDEN

To the rear of the property is an enclosed garden with patio and lawned areas.

GARAGE

16'0" x 8'2"

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 - South Staffordshire 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

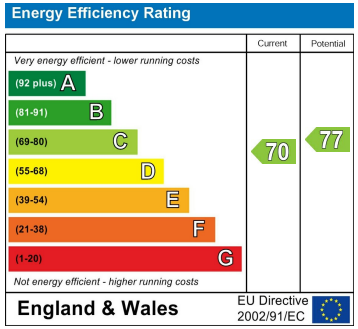
OTHER INFORMATION

The agent understands that a grant of probate / letters of administration have been applied for but are currently outstanding.

3 FRANKLYN CLOSE

Ground Floor

First Floor



SWF
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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