





4 LANGLEY GARDENS

WOLVERHAMPTON, WV3 7JN

OFFERS IN THE REGION OF £230,000

FREEHOLD

Spacious three-bedroom semi-detached home, pleasantly situated within a popular cul-de-sac and offered for sale with **NO ONWARD CHAIN**.

Located in a popular residential area, conveniently positioned for local shops, schools and public transport, the property offers well-proportioned accommodation comprising entrance hall, separate living room and dining room, kitchen, ground-floor WC, three generous bedrooms and family bathroom. Further benefits include a side garage and a pleasant, mature rear garden.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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• NO ONWARD CHAIN • LIVING AND DINING ROOMS • GROUND FLOOR W.C. • THREE GENEROUS BEDROOMS • SIDE GARAGE • PLEASANT REAR GARDEN • CUL-DE-SAC LOCATION





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

ENTRANCE PORCH

HALL
Radiator, useful under stairs cupboard, doorway to the living room.

LIVING ROOM
12'11" x 12'5"
Double-glazed window to the front, doorway to the dining room.

DINING ROOM
9'6" x 7'9"
Sliding patio door to the rear, radiator.

KITCHEN
10'7" x 8'11"
Double-glazed window to the rear, part tiled walls, fitted wall drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. There is a built in oven and hob, plumbing for a washing machine, and a doorway to the rear lobby.

LOBBY
Doors to the rear garden, garage and w.c..

GROUND FLOOR W.C.
Window to the rear, low-level w.c.

FIRST FLOOR LANDING
Double-glazed obscure window to the side, airing cupboard.

BEDROOM ONE
10'8" x 9'11"
Double-glazed window to the rear, radiator.

BEDROOM TWO
12'2" x 10'8"
Double-glazed window to the front, radaitor.

BEDROOM THREE
9'0" x 7'11"
Double-glazed window to the rear, radiator.

BATHROOM
Double-glazed obscure window to the front, radiator, panelled bath, pedestal wash hand basin, and low-level w.c.

REAR GARDEN
To the rear of the property is a pleasant mature lawned garden.

GARAGE
16'6" x 8'1"
Up and over door to the front, doorway to the 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.

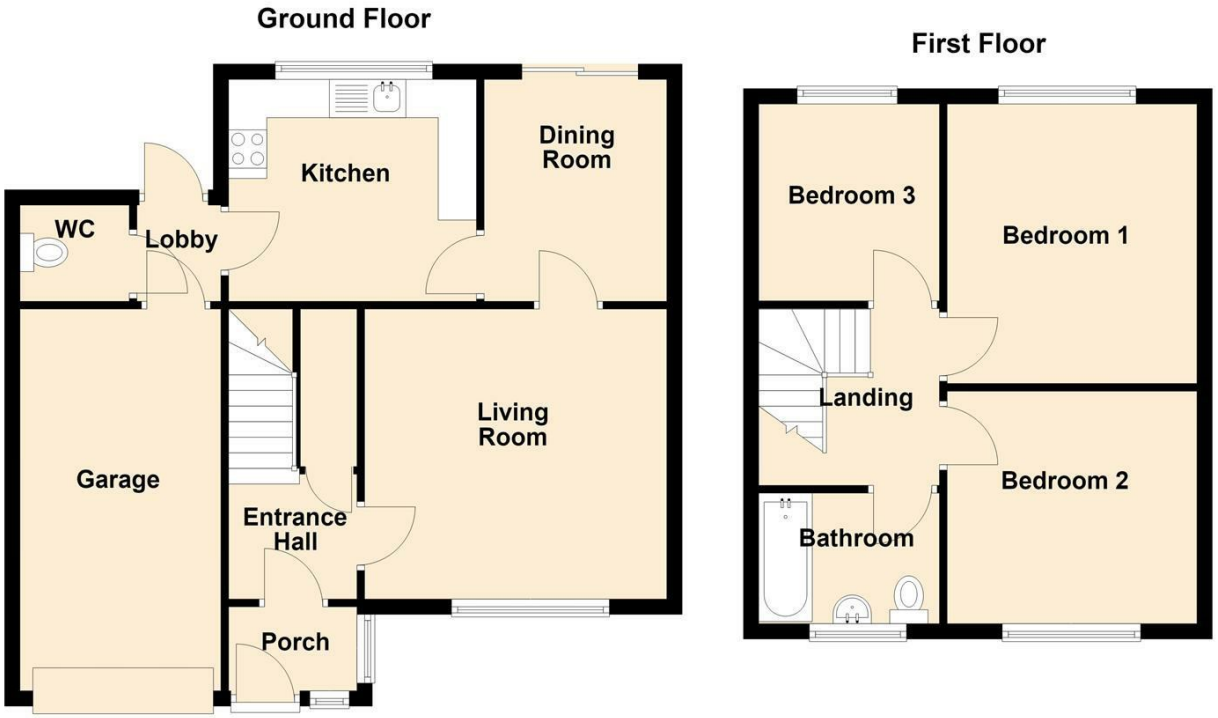
Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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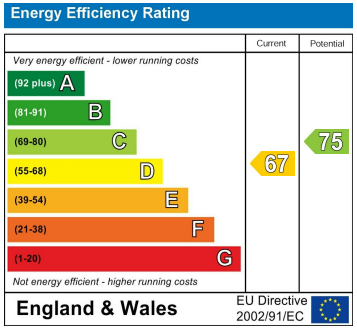












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements