

# Rees Page



## 46 Abingdon Road, Wolverhampton, WV1 2PW

A well presented three bedroom, semi-detached house, to the East of Wolverhampton within this established residential estate, great for local amenities and road networks.

The property is offered with no upwards chain and benefits from uPVC double glazing and radiator central heating (both where specified), has a side veranda, lawn gardens and block paved driveway, plus lots of future potential.

EPC=E  
Title - Freehold  
Council Tax Band - A

Offers Around

**£185,000**



### **Entrance**

Is made via a uPVC double glazed doorway with a canopy, wall light and opening into;

### **Reception Hall**

With a ceiling light, radiator and door into;

### **Living Room**

19'11 – 10'0

With a double glazed front window, ceiling lights, coving, radiator, T.V point, gas fire and marble surround, double glazed patio doors to rear garden, doors into;



### **Kitchen Diner**

11'7 – 11'2

With a range of wall and base units, roll edge work surfaces, inset sink and drainer, integrated gas hob plus a double oven and extractor hood, plumbing for a washing machine, tiled splashbacks, ceiling light, gas fire, double glazed rear window and door into;

### **Scullery**

8'5 – 6'2

With a ceiling light, Glow-Worm boiler, meters and fuse board, understairs cupboard, double glazed door and window into;



### **Side Verandah**

5'8max/3'8min – 12'2

With a uPVC double glazed doors to the front and rear.

Stairs rise from the Hallway to a first floor;

### **Landing**

With a ceiling light, loft access hatch, doors into;

### **Bedroom 1**

14'0 – 10'0

With a uPVC double glazed front window, ceiling light point and a radiator.

### **Bedroom 2**

12'0 – 8'5

With a double glazed front window, ceiling light point, radiator and a built-in wardrobe over stairs.



### **Bedroom 3**

13'1 max – 5'10 max

With a ceiling light and a double glazed rear window.

## Outside

To the rear is a pleasant garden with lawn, patio, well stocked borders, cold water tap, shed plus access to side verandah.

To the fore is a well kept garden of lawn, privet hedge and a block paved driveway.

## Title

We are advised that the property is FREEHOLD. Prospective purchasers should satisfy themselves of the accuracy of this information.

## Council Tax

Band 'A' - Wolverhampton City Council.

## EPC

54 = E

## Location

Situated to the East of Wolverhampton within this established residential estate, great for local amenities and road networks. From the A454 Willenhall Road, turn into Brooklands Parade, right into Essington Way, left into Abingdon Road and the property is on the left. For SATNAV please use the postcode WV1 2PW

## NB

The property forms part of an estate, Probate has been granted.

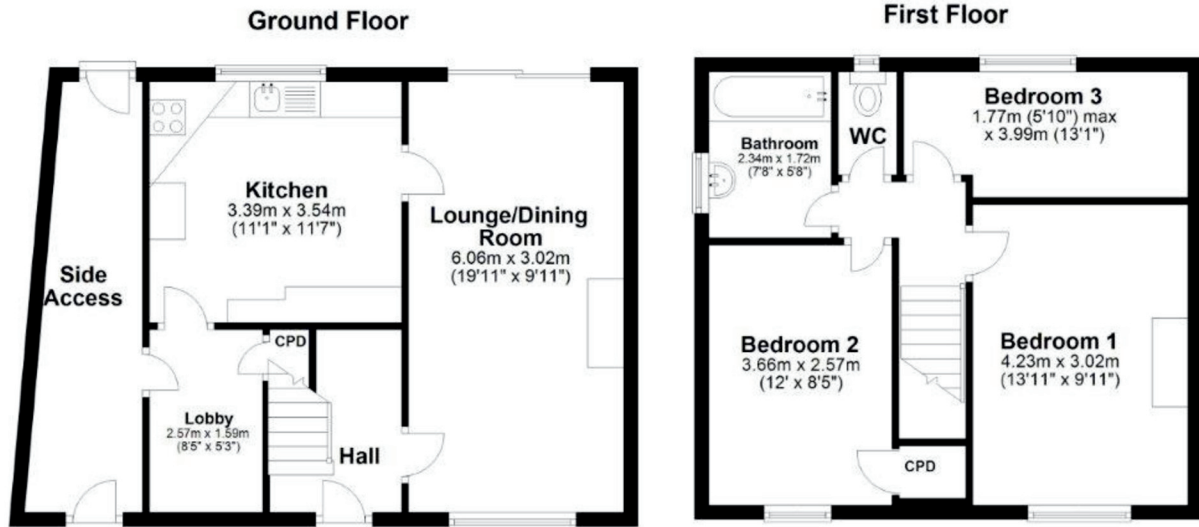
There is no upwards chain.

Curtains, carpets, light fittings are included.

Any remaining contents are potentially negotiable or will be removed prior to completion.

Offers are invited for consideration.





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.  
Plan produced using PlanUp.

**46 Abingdon Road, Wolverhampton**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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