

# Rees Page



## 546 Wolverhampton Road East, Wolverhampton, WV4 6AA

Presenting an interesting semi-detached dormer bungalow, situated at the end of a private road and benefiting from extensive alterations and additions by the former owner to include a loft conversion, extended garage, 'Hot-Tub', double glazing and radiator central heating, solar panel system, and much more.

The two bedroom accommodation commands personal viewing for full appreciation of its individual and deceptively spacious accommodation.

There is no upwards chain, fixtures & fittings are included, and offers are invited for consideration.

Offers Around

**£255,000**



### Entrance

Is made under a canopy, with part glazed door opening into.

### Reception Hall

With a ceiling light, coving, radiator, understairs cupboard, mains connected smoke alarm doors into.

### Dining Room (Potential 3rd Bedroom)

10' 0" x 9' 11" (3.05m x 3.02m)

With a double glazed front window, ceiling light, coving, wall mounted TV point, and a radiator.



### Lounge

15' 9" (max into bay) x 12' 2" (max) (4.80m x 3.71m)

With a double glazed front window, ceiling light, coving, TV point, radiator, and feature fireplace with gas fire.

### Bedroom One

12' 6" (max) x 10' 0" (max) (3.81m x 3.05m)

With a double glazed rear window, ceiling light, coving, radiator, and fitted wardrobes to one wall.

### Kitchen

12' 1" x 8' 11" (3.68m x 2.72m)

Having a range of fitted wall & base units, square edge work surfaces, sink & drainer, splashback panels, inset gas hob, oven and microwave. Extractor canopy, ceiling light, Zanussi boiler, smoke alarm, laminate flooring, double glazed rear window and door into.



### Utility

14' 10" x 6' 4" (min) (4.52m x 1.93m)

With a range of fitted base units, roll edge work surfaces, sink & drainer, ceiling lights, plumbing for a washing machine, radiator, laminate flooring, double glazed windows and doors to rear garden, garage, and wet room.

### Wet-Room

Having panelled walls, inset ceiling lights, Triton electric showerer, pedestal wash basin, WC, xpelair extractor fan, radiator and a double glazed rear window.



### Landing

With a ceiling light, store cupboard, mains connected smoke alarm and doors into.

### Wash-room (Potential en-suite)

6' 8" x 6' 0" (with sloping ceiling) (2.03m x 1.83m)

Having fitted base cupboards with inset sink & drainer, tiled splashbacks, extractor fan, WC, ceiling light, radiator, and a Velux window.

## Bedroom Two

12' 11" (max) x 9' 10" (max) (with sloping ceiling) (3.94m x 3.00m)  
Currently used as a home office, and having a range of fitted storage and shelving, strip light, Mitsubishi air-con unit, eves access doors, and a Velux window.

## Outside

To the rear is an enclosed garden with a patio area mostly covered with wood decking, plus covered wooden pergola, exterior power points, cold water tap and access to.

## Hot Tub

11' 7" x 9' 8" (3.53m x 2.95m)

Contained within a wooden garden room, with double doors to the side, windows to the rear, power points, inset ceiling and floor lights, and an extra large California Cooperage Hydro Massage Spar Hot Tub.

To the fore is a private driveway, with electric vehicle charging point, and door into.

## Workshop/Store/Garage

32' 0" (max) x 9' 4" - 6' 7" (min) (9.75m x 2.01m)

Part brick/part timber build. With ceiling strip lights, Solis Solar Panel PV system (privately owned solar panels are located on the rear of the property). Power points, rear window, door to front driveway and door into utility.

## Location

The property is situated to the south of the city, within a vibrant area offering many local amenities.

Discreetly tucked away at the end of a private cul-de-sac actually situated off Greenly Road, running parallel to Wolverhampton Road.

For SATNAV please use the postcode WV4 6AA.

## NB

The property forms part of an estate and and requires a grant of probate which has been applied for.

Naturally there is no upwards chain.

Fixtures & fittings, such as carpets, curtains, blinds, light fittings will remain in situ as seen.

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

The property benefits from a privately owned solar panel energy system, situated upon the flat roof area to the rear of the property.

Viewing is strictly by prior appointment via the agents.

Offers are invited for consideration.

Council Tax

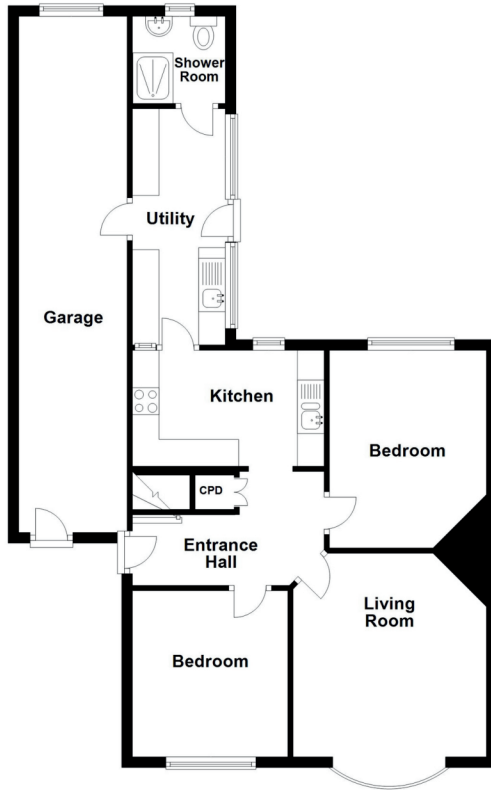
Wolverhampton Band B - £1,785.02

EPC - E (54)

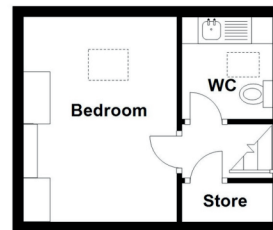
Title - Freehold



### Ground Floor



### First Floor



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

**546 , Wolverhampton Road East, 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 if travelling some distance.



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