

# Rees Page



## 647 Stafford Road, Fordhouses, WV10 6QG

Presenting a pre-war detached family home of generous proportions, including three reception rooms, three double bedrooms, verandas, drive through garage, and much more!

The property is now in need of a scheme of refurbishment, repair, and modernisation, (please see NBs) but offers great potential for remodelling.

With no upwards chain and offers invited for consideration.

EPC - 57 = D

Offers Around

**£399,000**



### Entrance

Is made via part glazed doors into a porch with further glazed door into.

### Reception Hall

With a ceiling light, coving, radiator, understairs cupboard, doors into.

### Sitting Room

11'11" - 11'11" (3.63m x 3.63m)

With a double-glazed front window, ceiling light, coving, gas fire and tiled surround, radiator and door into.



### Rear Veranda

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

Timber construction with Perspex roof and having a strip light, plus windows and doors to rear garden.

### Lounge room

15'6" into bay - 12' 0" (4.72m x 3.66m)

With a double-glazed front bay window, TV/Cable/Telephone points, ceiling light, coving, gas fire and surround, wall lights and an archway into.

### Dining Room

12'5" - 12' 0" (3.78m x 3.66m)

With a ceiling light, coving, wall lights, radiator, serving hatch to kitchen, double glazed door, and window to rear 'porch' area.



### Kitchen

15'4" - 7'7" (4.67m x 2.31m)

With a range of fitted wall and base units, roll edge work surfaces, tiled walls, sink & drainer, strip lights, gas cooker, plumbing for a washing machine, Potterton boiler, rear window, and door into.

### Rear 'Porch'

10'10" - 6'0" (3.30m x 1.83m)

With a strip light, windows to the side and rear plus door to rear garden.

Stairs rise from the hallway to a first floor.

### Galleried Landing

With a double-glazed side window, loft hatch, coving, ceiling light, radiator, doors into.

### Bedroom One

13' 0" - 12' 0" (3.96m x 3.66m)

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



### Bedroom Two

12'6 – 12' 0" (3.81m x 3.66m)

With a double-glazed rear window, ceiling light and a radiator.

### Bedroom Three

12' 0" x 12' 0" (3.66m x 3.66m)

With double glazed windows to the front and rear, ceiling light, built in wardrobes and storage to one wall, and a radiator.

### Bathroom

8' 11" x 7' 0" (2.72m x 2.13m)

With a double-glazed rear window, ceiling light, panel bath with shower over, pedestal washbasin, WC, part tiled walls, loft hatch, radiator, and an airing cupboard.

### Outside

To the rear is a spacious garden, mostly block paved and providing a great entertainment/work space. With feature fish pool, Bar-B-Q area, Large detached double garage/workshop to the rear (although in a somewhat dilapidated state now), plus side veranda area opening into covered carport and front garage with up and over door to front driveway.

To the fore is a lawned garden and a driveway.

### Location

Situated near the 'Vine Island' upon the A449 Stafford Road, the property is well served by local amenities and convenient for road networks including the nearby Junction 2 M54.

For SATNAV please use the postcode WV10 6QG.

### NB

The property is offered with no upwards chain.

Fixtures and fittings, such as curtains, carpets, light fittings will be left in situ as seen.

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

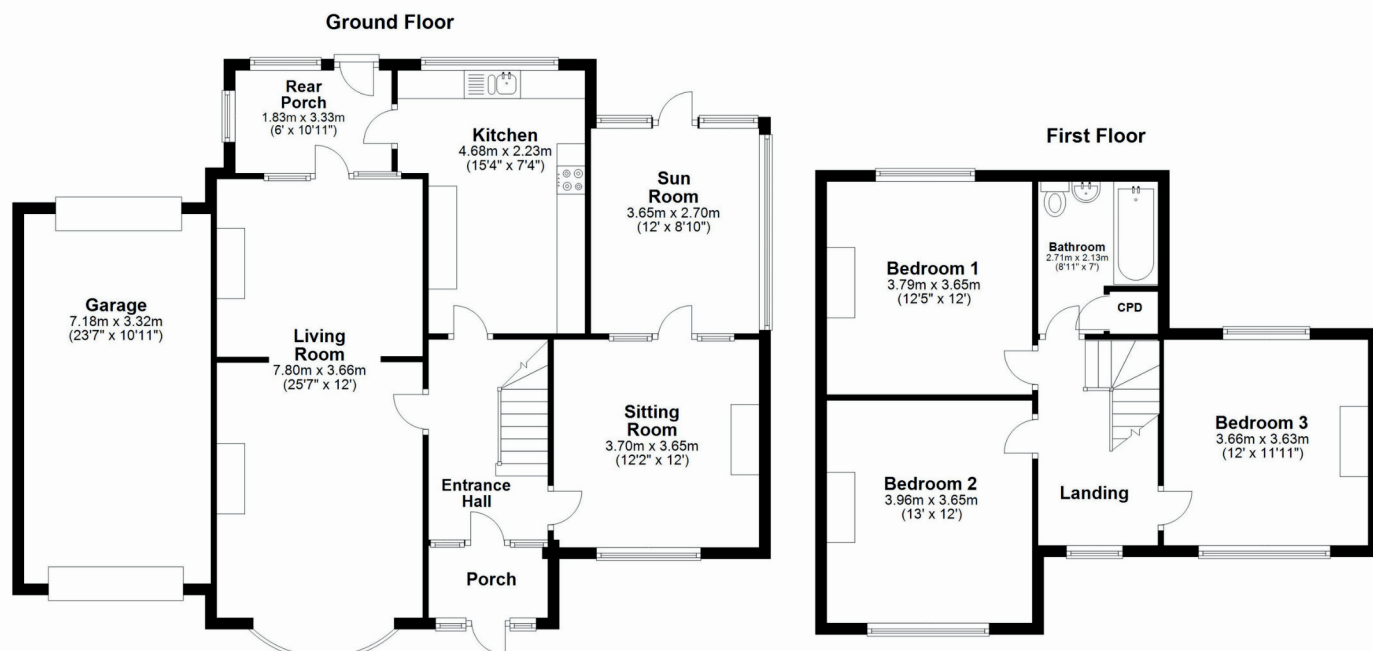
Please note the property shows signs of historic movement with internal cracks in several places. No surveys have been conducted. Prospective purchasers should make their own enquiries as to the mortgageability of the property.

Offers are invited for consideration by the sellers.

Council Tax – Wolverhampton Band D

Viewings – Strictly by prior appointment via the agents.





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

**647 Stafford 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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