

Rees Page



8 Knox Road, Wolverhampton, WV2 3EF

A traditional mid-terraced home within this established and vibrant area of the city, south of the city centre and with a wide and diverse range of amenities including shops, parks, and convenient for bus and road networks.

The two-bedroom accommodation benefits from double glazing and radiator central heating (both where specified), cellar, rear garden, and will be offered with no upwards chain.

EPC - C

Title - Freehold

Council Tax Band - A

Offers Around

£149,000

01902 577775
property@reespage.com



Ground Floor

Entrance

Is made via a small walled garden to a double-glazed doorway opening into.

Sitting Room

11' 2" x 11' 0" (3.40m x 3.35m)

With a double-glazed front window, ceiling light, coving, radiator, meter cupboard, laminate flooring, and door into.



Dining Room

12.5" x 11' 0" (3.78m x 3.35m)

With a door to the cellar, ceiling light, radiator, laminate flooring, TV point, and further doors to rear garden, staircase, and kitchen.

Cellar

11' 5" x 11' 1" (3.48m x 3.38m)

With fuse board and meter and ceiling light.



Kitchen

12' 6" x 6' 0" (3.81m x 1.83m)

With a range of fitted wall & base units, roll edge work surfaces, sink & drainer, gas hob, extractor hood, oven, tiled splashbacks, tiled floor, plumbing for a washing machine, ideal boiler, double glazed window, and opening into.

Rear Lobby

With a ceiling light, power point, tiled floor, double glazed door to rear garden, and door into.



Bathroom

7' 5" x 10' 0" (2.26m x 3.05m)

With a ceiling light, panel bath, WC, pedestal wash basin, tiled walls and floor, radiator, and a double-glazed window.

Stairs rise from the dining room to a first-floor landing with ceiling light and doors into.

First Floor

Bedroom One

11' 2" x 11' 0" (3.40m x 3.35m)

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

Bedroom Two

12' 6" x 11' 0" (3.81m x 3.35m)

With a ceiling light, built-in over stairs cupboard, loft access hatch, dado rail, radiator, laminate flooring, and a double-glazed rear window.

Outside

Outside

To the rear is an enclosed garden with slabbed area and cold-water tap.

To the fore is a small walled area.

Parking is 'on street'.

Location

Set within this established and vibrant area of the city, south of the city centre and with a wide and diverse range of amenities including shops, parks, and convenient for bus and road networks.

From Fighting Cocks crossroad, take the A459 Dudley Road, heading North toward the city centre, take the fourth turn on the left into Knox Road and the property can be found after a short distance on the left. For SATNAV please use the postcode WV2 3EF

NB

The property will be offered with no upwards chain. Blinds, light fittings, and floor coverings are included.

Offers are invited for consideration.

Viewing is strictly by prior appointment via the agent.

Title

We are advised the property is Freehold.

Council tax is Wolverhampton Band A

EPC - C(69)





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

8 Knox Road, Blakenhall, 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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