

Rees Page



82 Newbolds Road, Wolverhampton, WV10 0SF

A traditional semi detached house, within this established and popular residential area. Offered with no upwards chain, fixtures and fittings included, and offers invited for consideration, viewing is highly recommended.

The two bedroom accommodation benefits further from double glazing and radiator central heating (where specified) plus well kept rear garden, garage and front driveway.

Offers Around

£210,000



Entrance

Is made via glazed double doors into a Storm-Porch with further glazed door into.

Reception Hall

With a meter cupboard, dado rail, ceiling light, and door into.

Lounge

12' 6" (max) x 11' 6" (max) (3.81m x 3.51m)

With a double glazed front window, ceiling light, coving, radiator, feature brick fireplace with display sills and gas fire. Door into.



Dining Room

12' 0" x 9' 11" (max) (3.66m x 3.02m)

With a double glazed rear window, ceiling light, coving, TV point, feature brick fireplace with display sills and gas fire. Door into.

Kitchen

15' 7" x 5' 7" (4.75m x 1.70m)

Having a range of fitted wall & base units, with roll edge work surfaces, tiled splashbacks, inset sink & drainer, gas cooker point, Worcester boiler, built-in pantry, ceiling lights, radiator, tiled floor, window to rear plus door and window into.



Garage

20' 5" x 7' 4" (min) (6.22m x 2.24m)

With a strip light, understairs cupboard, double wooden doors to front driveway, and an opening into.

Garden Room

10' 4" x 7' 3" (max) (3.15m x 2.21m)

With wall lights, radiator, tiled floor, double glazed window and door to rear garden.

Stairs rise from the hallway to a first floor.

Landing

With a double glazed side window, ceiling light, loft hatch. Doors into.

Bedroom One

15' 9" (max) x 11' 8" (min) (4.80m x 3.56m)

With a double glazed front window, Ceiling light and radiator.



Bedroom Two

11' 11" x 8' 4" (3.63m x 2.54m)

Having built in wardrobes/dressing, table/cupboards to one wall, ceiling light, radiator and a double glazed rear window.



Shower Room

9' 0" x 7' 2" (2.74m x 2.18m)

Having a pedestal washbasin, WC, glazed shower cubicle, extractor fan, part tiled walls, radiator, ceiling lights, and a double glazed rear window.



Outside

To the rear is a spacious garden, neatly presented, with extensive lawn, patio areas, borders, cold water tap, and wall light.

To the fore is a tarmac driveway providing off road parking.

Location

The property is situated within an established residential area just North East of the City, with a wealth of surrounding local amenities.

For SATNAV please use the postcode WV10 0SF

NB

The property is offered with no upwards chain.

Curtains, carpets, light fittings and blinds are included.

White goods and any remaining furniture are negotiable or will be removed prior to completion.

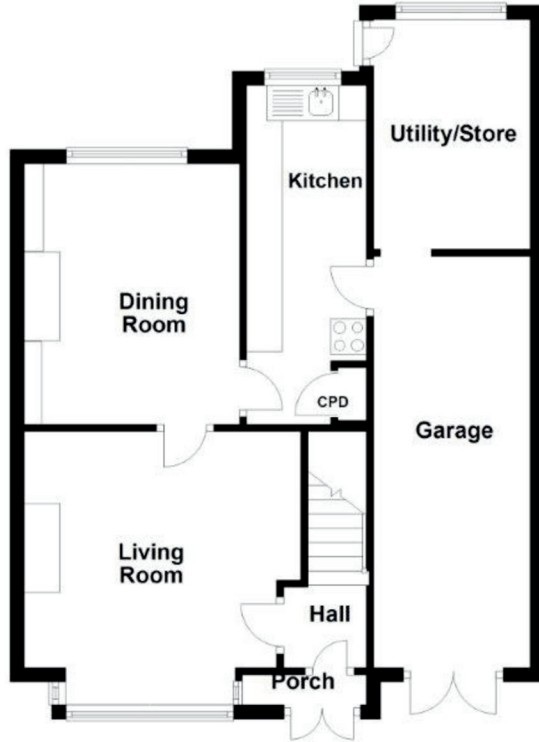
Viewing is strictly by prior appointment.

Council Tax Band - C

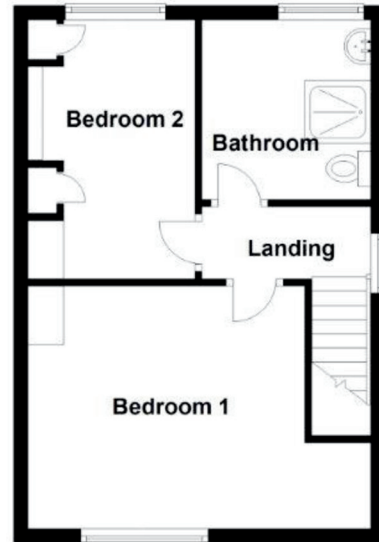
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Ground Floor



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.

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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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