



57 WAKELEY HILL

WOLVERHAMPTON, WV4 5RA

OFFERS IN THE REGION OF £325,000

FREEHOLD

Spacious semi-detached home in a highly sought after location convenient for nearby Penn Common, St Bartholomew's School, Penn Road shops and public transport. Very well presented with a driveway, entrance hall, sitting room, extended rear living room, kitchen, guest w.c, three generous bedrooms, bathroom and garden to the rear.



57 WAKELEY HILL

- Highly Sought After Location
- Extended Accommodation
- Separate Living And Sitting Rooms
- Three Generous Bedrooms
- Ground Floor W.C
- Convenient For Nearby Penn Common & St Bartholomew's School
- Impressive Garden To The Rear
- Garage



SUMMARY

Spacious semi-detached home in a highly sought after location convenient for St. Bartholomew's Primary School, Penn Common and the wide ranging amenities this popular area has to offer. Very well presented throughout the property has a front sitting room, extended rear living room, kitchen, guest w.c, three generous bedrooms, bathroom, driveway, garage and most impressive rear garden.

APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

ENTRANCE PORCH

Door to the reception hall.

RECEPTION HALL

Double glazed window to the side, radiator, cloaks cupboard, staircase to the first floor landing and doors to:

SITTING ROOM

12'5" x 11'02'4"

Double glazed window to the front, radiator and feature fireplace.

EXTENDED LIVING ROOM

18'10" x 10'8"

Double glazed sliding patio door to the rear, radiator and feature fireplace.

KITCHEN

9'5" x 7'3"

Double glazed window to the side, part tiled walls and a range fitted wall, drawer and base units with work surfaces above incorporating a 1¼ bowl sink and drainer unit with mixer tap. There is a built in oven with 4 ring gas hob above, plumbing for a washing machine and a doorway to the rear lobby.

REAR LOBBY

Tiled floor, useful store cupboard, doors to the side passage and guest w.c.

GUEST W.C.

Window to the rear, tiled floor and close coupled w.c.

FIRST FLOOR LANDING

Loft access hatch, double glazed window to the side and doors to:

BEDROOM ONE

13'0" x 11'8"

Double glazed window to the front, radiator and built in double wardrobe.

BEDROOM TWO

12'6" x 10'8"

Double glazed window to the rear and radiator.

BEDROOM THREE

9'5" x 7'5"

Double glazed window to the rear, radiator and double wardrobe.

BATHROOM

Double glazed window to the front, towel rail, built in airing cupboard and white suite comprising close coupled w.c, panelled bath with shower above and pedestal wash hand basin.

SIDE GARAGE

15'7" x 8'6"

Double doors to the front driveway and door to the rear garden.

REAR GARDEN

To the rear of the property is a very pleasant mature garden with paved patio area and lawned gardens beyond.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each

purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

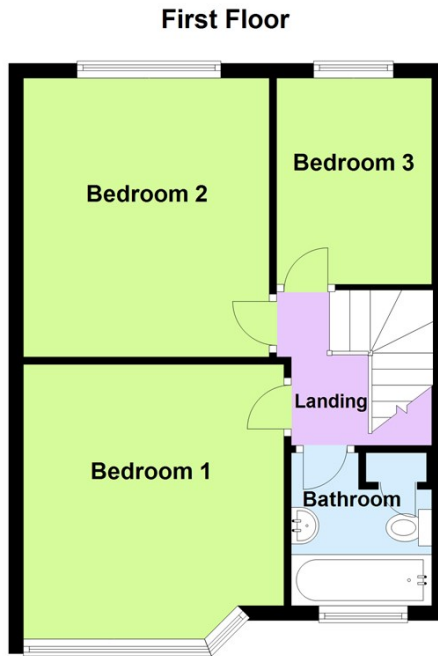
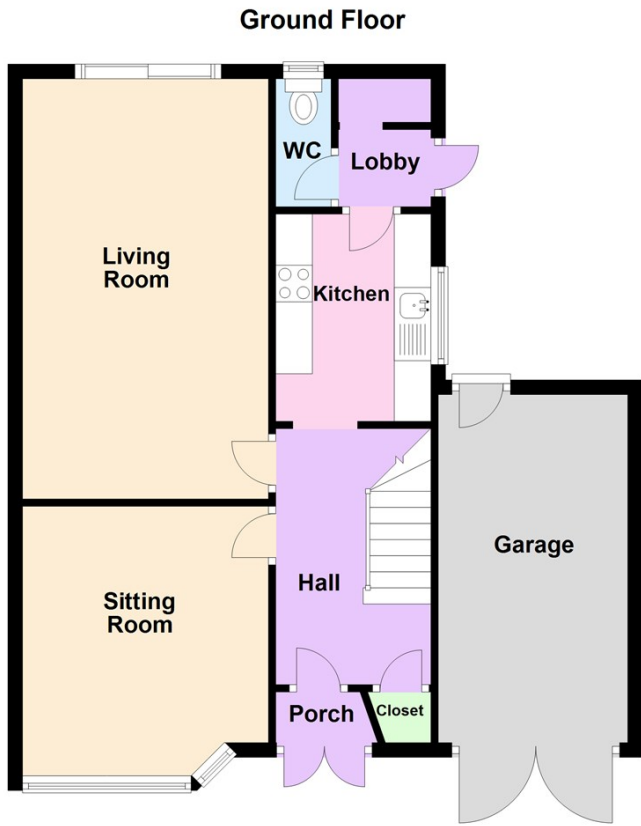
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Current rating: **66** (D)
Potential rating: **83** (B)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements