



## 98 ROSEHILL WILLENHALL, WV13 2AU

OFFERS IN THE REGION OF £180,000  
FREEHOLD

Three-bedroom semi-detached home offered for sale with NO ONWARD CHAIN. Requiring a scheme of general updating, the property offers spacious accommodation comprising an entrance hall, living room, dining room, kitchen, three generous bedrooms and a shower room. Externally, a driveway provides off-road parking, while to the rear is a pleasant, mature lawned garden. Conveniently situated for access to the motorway network and major commuter routes, the property is also within close proximity of Willenhall Railway Station, making it an ideal choice for commuters, families and investors alike.



# 98 ROSEHILL

- NO ONWARD CHAIN • THREE GENEROUS BEDROOMS • TWO LIVING ROOMS • EXCELLENT COMMUTER LINKS • PLEASANT REAR GARDEN • REQUIRES GENERAL UPDATING



## APPROACH

The property is approached via a driveway providing off road parking. Double gates to the side provide access to a further driveway, and garage to the rear.

## HALLWAY

Staircase to the first floor landing.

## LIVING ROOM

12'4" into bay x 9'11"

Double-glazed bay window to the front, gas fire.

## DINING ROOM

13'5" x 9'11"

Double-glazed window to the rear, gas fire.

## KITCHEN

13'5" max, 8'11" min x x 6'11" max, 3'7" min

Double-glazed window to the rear, doorway to the side, range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit.

## FIRST FLOOR LANDING

Double-glazed window to the side.

## BEDROOM ONE

12'4" into bay x 10'10"

Double-glazed bay window to the front.

## BEDROOM TWO

10'3" x 9'11"

Double-glazed window to the rear.

## BEDROOM THREE

10'3" x 6'10"

Double-glazed window to the rear.

## SHOWER ROOM

Double-glazed windows to the front and side, tiled walls, close-coupled w.c, pedestal wash hand basin, shower area.

## REAR GARDEN

To the rear of the property is an attractive lawned garden, with well stocked flower and shrub borders.

## GARAGE

Double doors to the front.

## 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 - Walsall Council - Tax Band B

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>

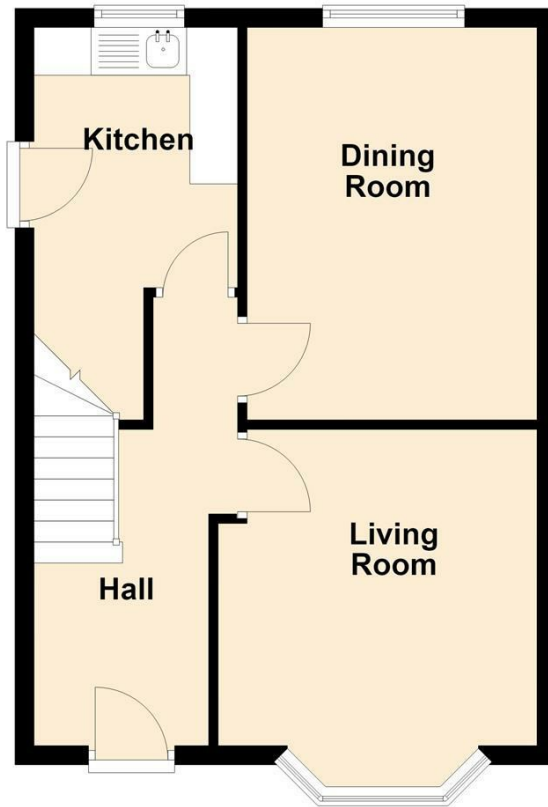
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

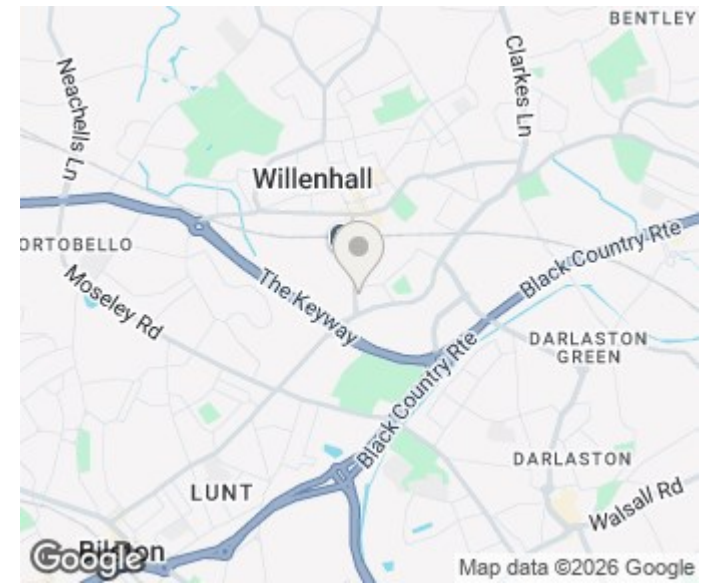
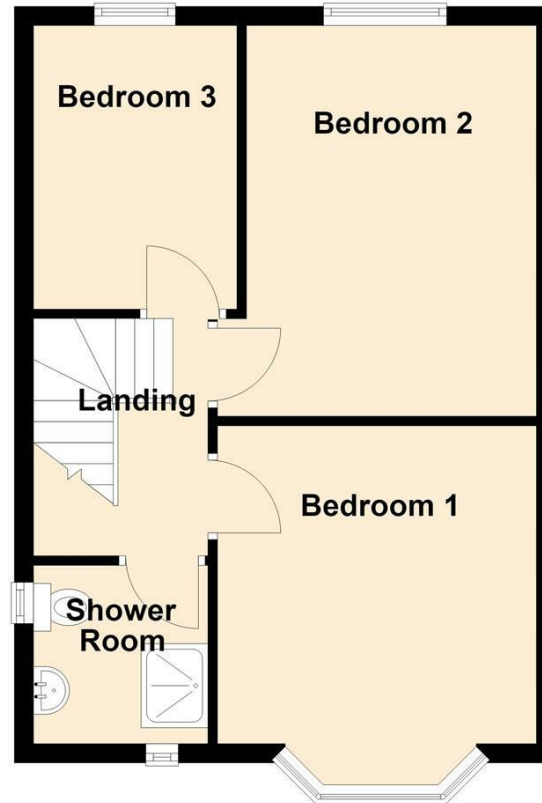
## 98 ROSEHILL



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
[enquiries@swfestateagents.co.uk](mailto:enquiries@swfestateagents.co.uk)  
[www.swfestateagents.co.uk](http://www.swfestateagents.co.uk)

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