



12 RAYMOND GARDENS WOLVERHAMPTON, WV11 3JH

OFFERS IN THE REGION OF £260,000
FREEHOLD

NO ONWARD CHAIN - Three bedroom semi-detached home situated in a popular cul-de-sac, convenient a range of local schools, shops and public transport.

Having been extended to the ground floor, the property provides spacious and versatile family accommodation comprising a large entrance lobby, hallway, living room, extended sitting room, dining kitchen, three generous bedrooms and family bathroom.



12 RAYMOND GARDENS

- No Onward Chain • Extended Three Bedroom Semi-Detached Home • Spacious Accommodation Throughout • Quiet Cul-De-Sac Location • Generous Bedrooms • Separate Living & Dining Rooms



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE LOBBY

7'5" x 22'8"

Tiled floor, double glazed sliding patio door to the front, door to the garage and hallway.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the living room and dining kitchen.

LIVING ROOM

17'1" x 10'11"

Double glazed windows to the front and side, radiator and double doors to the sitting room.

SITTING ROOM

21'3" x 8'8" max

Double glazed sliding patio door to the veranda, radiator, close coupled w.c, wash hand basin and doorway to the kitchen.

DINING KITCHEN

17'10" x 8'2"

Window to the rear, part tiled walls, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a useful pantry and a door to the entrance hall.

VERANDA

16'0" x 6'2"

Windows to the side and rear, door to the rear garden and an opening to the garage.

FIRST FLOOR LANDING

Loft access hatch and doors to:

BEDROOM ONE

10'11" x 10'4"

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

BEDROOM TWO

10'11" x 9'10"

Double glazed window to the rear and radiator.

BEDROOM THREE

8'1" x 5'11"

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the rear, radiator, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

GARAGE

17'2" x 7'7"

Doorway to the veranda, door to the lobby and a window to the rear.

REAR GARDEN

To the rear of the property is a lawned garden.

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>

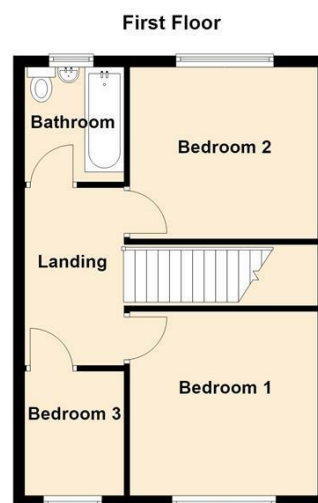
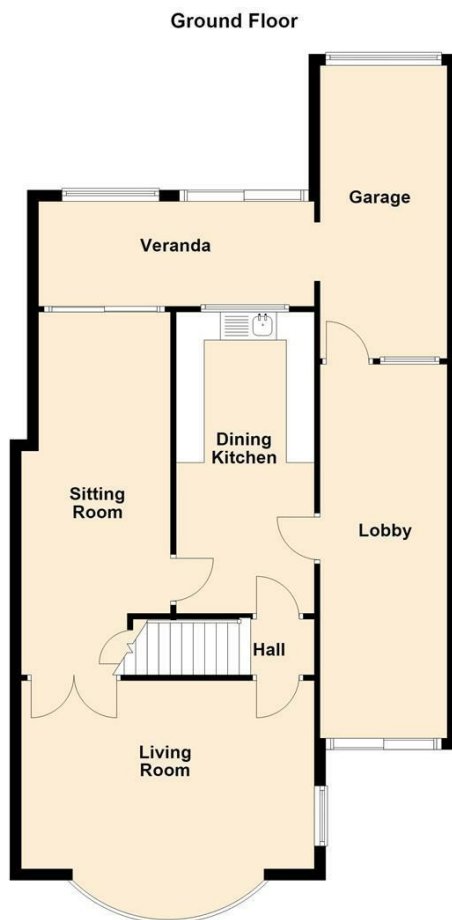
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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	



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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