



## 13 SYDENHAM ROAD WOLVERHAMPTON, WV1 2NY

OFFERS IN EXCESS OF £230,000  
**FREEHOLD**

NO ONWARD CHAIN - Deceptively large three bedroom semi-detached home situated in a sought after location, offering well proportioned accommodation comprising reception hall, living room, additional sitting room, kitchen, side lobby/utility area and ground floor W.C. To the first floor are three generous bedrooms and a shower room. The property benefits from a driveway providing off road parking and an attractive rear garden. Well located for access to the city centre and an excellent range of local amenities including shops, schools and public transport links.



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### APPROACH

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

### ENTRANCE PORCH

### RECEPTION HALL

Radiator, staircase to the first floor landing.

### LIVING ROOM

Double-glazed bay window to the front, radiator, feature fireplace.

### SITTING ROOM

Double-glazed double doors to the rear, radiator, opening through to the kitchen.

### KITCHEN

Double-glazed window to the rear, tiled floor, part tiled walls, range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven and hob, space for a fridge freezer, and doorway to the side lobby

### SIDE LOBBY / UTILITY

Doors to the front driveway and rear garden, radiator, fitted counter top work surface, plumbing for a washing machine.

### GROUND FLOOR W.C.

Low-level w.c.

### STORE ROOM

Electric power points.

### FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE

Double-glazed window to the front, radiator.

### BEDROOM TWO

Double-glazed window to the rear, radiator, fitted wardrobes.

### BEDROOM THREE

Double-glazed window to the front, radiator, fitted wardrobes.

### SHOWER ROOM

Double-glazed obscure window to the rear, radiator, suite comprising close-coupled w.c, pedestal wash hand basin, shower enclosure.

### REAR GARDEN

To the rear of the property is an attractive, well maintained garden with paved patio area, and lawned garden 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 A

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

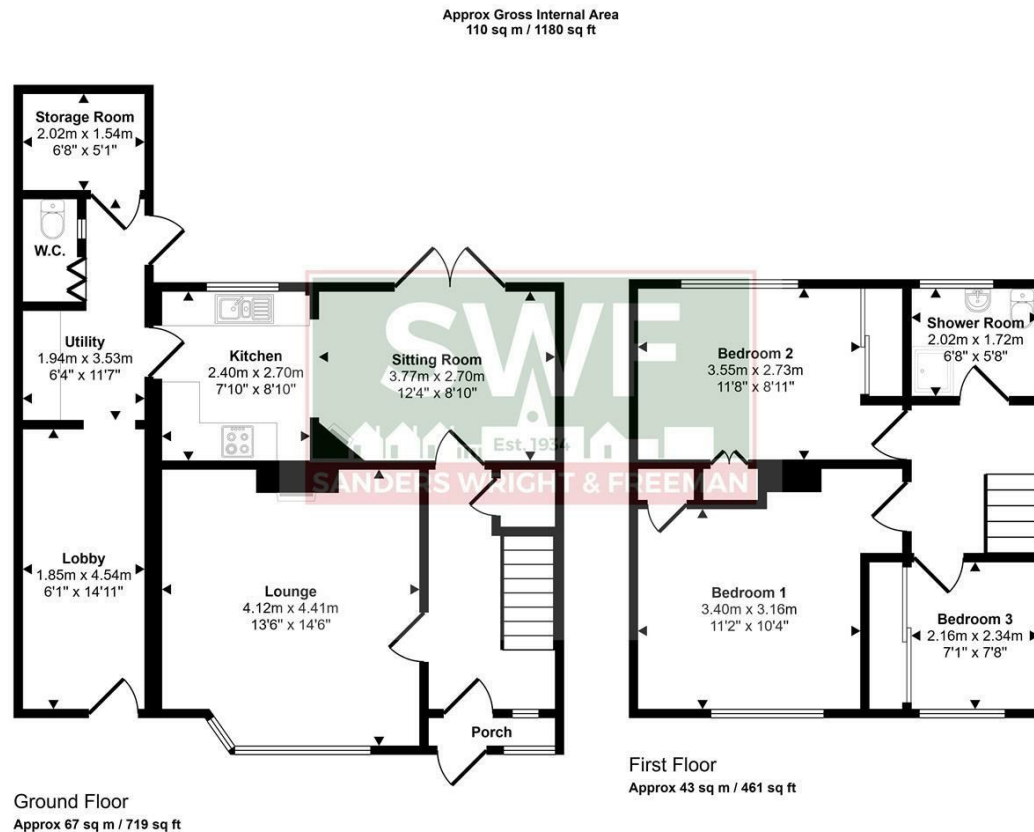
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 74        |
| (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