



62 BRISTOL STREET
WOLVERHAMPTON, WV3 0HD

OFFERS IN THE REGION OF £159,950
FREEHOLD

Impressive two bedroom end of terrace available with NO ONWARD CHAIN. Well presented and clearly well cared for, the spacious living accommodation includes living room, dining room, kitchen, veranda ground floor bathroom and two double bedrooms. To the rear is a low maintenance garden.



62 BRISTOL STREET

- NO CHAIN • WELL PRESENTED AND MAINTAINED • TWO BEDROOM PROPERTY • EXTREMELY POPULAR LOCATION • SEPARATE LIVING & SITTING ROOMS • CLOSE PROXIMITY TO CITY CENTRE • EASY ACCESS TO AMENITIES • PUBLIC TRANSPORT NEARBY



HALL

Doors to the sitting room and living room.

SITTING ROOM

Double-glazed window to the front, radiator.

LIVING ROOM

12'2" x 10'10"

Double-glazed window to the front, radiator, door to staircase to the first floor landing, doorway to the kitchen.

KITCHEN

11'11" x 6'3"

Double-glazed window to the side, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Doorway to the rear lobby.

LOBBY

Doors to the veranda and bathroom.

GROUND FLOOR BATHROOM

Double-glazed obscure window to the side, radiator, tiled floor, tiled walls, suite comprising pedestal wash hand basin, close-coupled w.c, and panelled bath with mixer shower attachment

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11'2" x 10'10"

Double-glazed window to the front, radiator.

BEDROOM TWO

12'4" x 10'10"

Double-glazed window to the rear, radiator.

REAR GARDEN

To the rear of the property is a low maintenance garden with a gate to a shared side passageway.

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

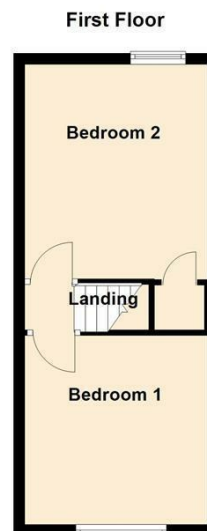
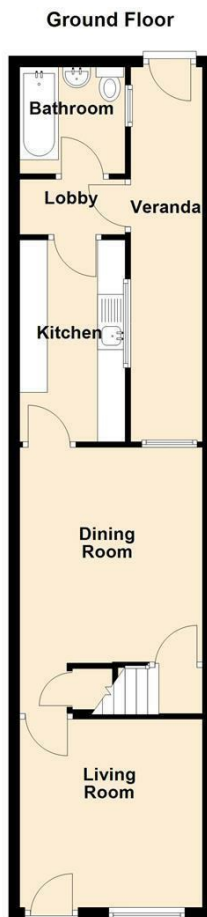
changing, please use the property postcode and this link
for the most up to date information from Ofcom -
<https://www.ofcom.org.uk/mobile-coverage-checker>

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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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