



123A PRESTWOOD ROAD
WOLVERHAMPTON, WV11 1RB

OFFERS IN THE REGION OF £170,000
FREEHOLD

NO CHAIN - Two bedroom semi-detached bungalow situated in a quiet and secluded position just off Prestwood Road convenient for a wide range of amenities including schools, shops and access to public transport whilst also being in close proximity to New Cross Hospital and Bentley Bridge Retail Park. The property features spacious and well proportioned accommodation throughout comprising entrance hall, living room, kitchen, two bedrooms and a low maintenance garden to the rear.



123A PRESTWOOD ROAD

- Spacious Two Bedroom Semi-Detached Bungalow
- Private & Secluded Location Off Prestwood Road
- Off Road Parking For Multiple Vehicles
- Extremely Popular Location Convenient For A Range Of Amenities
- Low Maintenance Rear Garden
- Council Tax Band B
- Gas Central Heating
- EPC Rating = C



APPROACH

The property is approached via a side road set back from Prestwood Road.

ENTRANCE HALL

Doors to:

LIVING ROOM

13'2" x 12'4"

Double glazed windows to the side and rear, part glazed door opening out to the rear garden.

KITCHEN

10'3" x 6'11"

Double glazed window to the front, part tiled walls 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 space for various household appliances.

BEDROOM ONE

15'1" x 8'9"

Double glazed window to the rear and radiator.

BEDROOM TWO

12'0" x 6'10"

Double glazed window to the front and radiator.

BATHROOM

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

REAR GARDEN

To the rear of the property is a pleasant enclosed low

maintenance garden with double gates providing access 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 - Wolverhampton City 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>

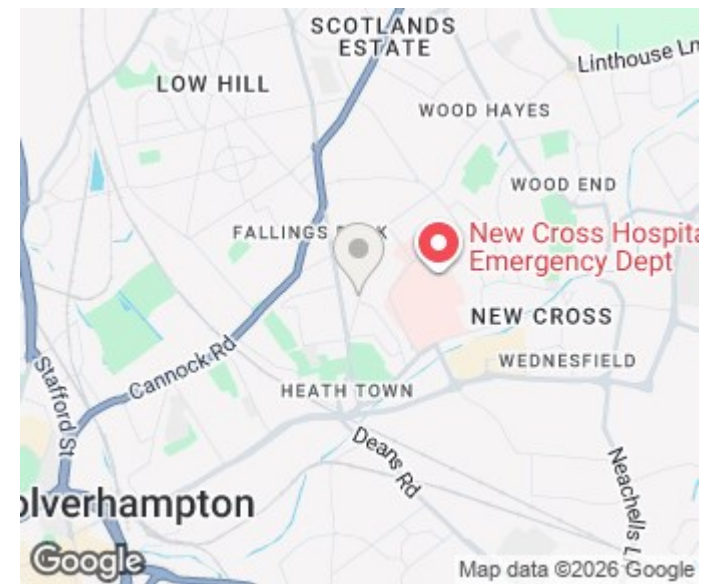
Ofcom provides an overview of what is available.
Potential purchasers should contact their preferred
supplier to confirm availability and speed.

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>

123A PRESTWOOD ROAD



Ground Floor



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	



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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