





48 WESTBOURNE ROAD

WOLVERHAMPTON, WV4 5UF

OFFERS IN THE REGION OF £299,950

FREEHOLD

NEW PRICE NO ONWARD CHAIN! Recently renovated large semi-detached home providing superb family accommodation throughout. Well-presented interior comprising inviting reception hall, two generous reception rooms, stylish modern kitchen, utility room, and contemporary ground-floor shower room. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a gated driveway / large patio area ideal for outdoor entertaining, an external W.C., and a substantial office/gym space offering excellent flexibility for home working or leisure use. Viewing is highly recommended to fully appreciate the size, quality, and versatility of this impressive home.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

48 WESTBOURNE ROAD

• NO ONWARD CHAIN • RECENTLY RENOVATED • IMPRESSIVE LIVING ACCOMMODATION • OFFICE/GYM SPACE TO REAR • TWO SPACIOUS LIVING ROOMS • THREE BEDROOMS • SHOWER ROOM AND BATHROOM





ENTRANCE PORCH

RECEPTION HALL
Radiatior, staircase to the first floor landing, useful under stairs cupboard.

LIVING ROOM
Double-glazed bay window to the front, double-glazed window to the side, two radiators.

DINING ROOM
Double-glazed windows to the side and rear, radiator.

KITCHEN
Double-glazed window to the side, ceiling down lights, part tiled wall, range of fitted wall, drawr and base units with rll edge work surfaces above incorporating a sink and drainer unit with mixer tap. Integral appliances include a 5 ring has hob, double oven, fridge/freezer, and dishwasher.

UTILITY
Doorway to the side yard / driveway, radiator, fitted wall and base cupboards, plumbing for a washing machine.

GROUND FLOOR SHOWER ROOM
Double-glazed obscure window to the side, ceiling down lights, tiled walls, contemporary suite comprising close-coupled w.c, wash hand basin with vanity unit, and shower enclosure.

OFFICE / GYM
Double-glazed window to the rear, doorway to the rear garden.

W.C.
Close-coupled w.c. and wash hand basin.

FIRST FLOOR LANDING
Loft access.

BEDROOM ONE
Double-glazed windows to the front and side, radiator.

BEDROOM TWO
Double-glazed windows to the side and rear, radiator.

BEDROOM THREE
Double-glazed window to the rear, radiator.

BATHROOM
Double-glazed obscure window to the side, pedestal wash hand basin, close-coupled w.c, panelled bath.

OUTSIDE
To the side of the property is a gated driveway / side yard, access from the road via a shared entry passage. Doors give access to the utility, w.c,, and office/gym.

To the rear is a paved patio area with 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 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.

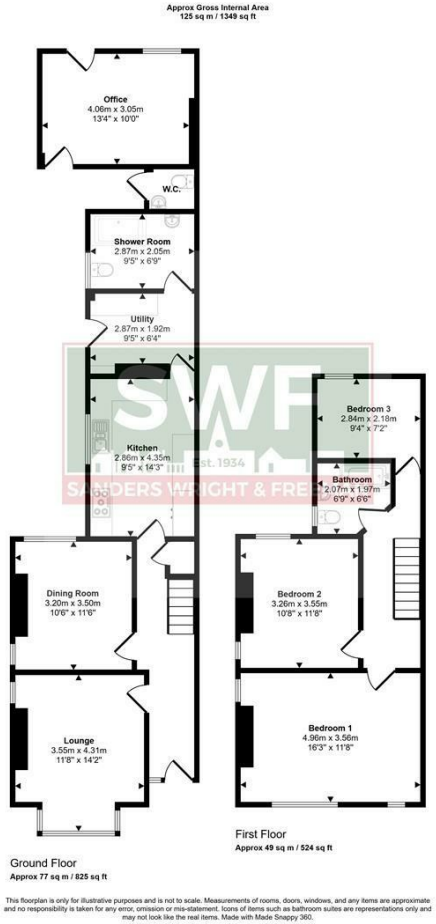
Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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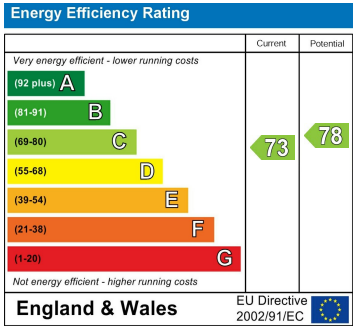












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements