



101 ASHMORE LAKE ROAD WILLENHALL, WV12 4LN

OFFERS IN EXCESS OF £260,000
FREEHOLD

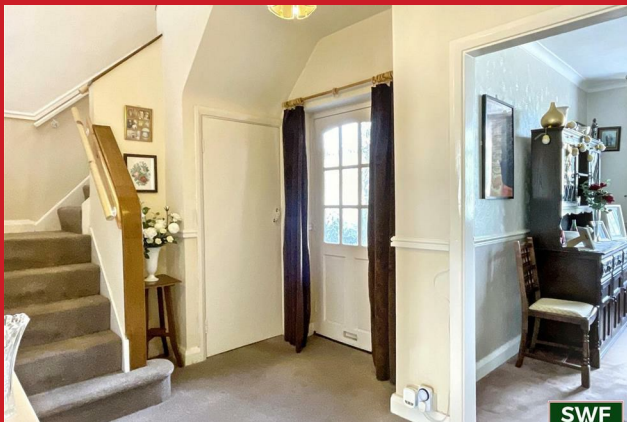
NO CHAIN - Well presented three bedroom semi-detached home situated in an extremely popular location convenient for a range of amenities including schools, shops and access to public transport with the wider amenities of Willenhall, Wednesfield and Wolverhampton City centre all within easy reach whilst also benefitting from being in close proximity to the M6 Motorway Network.

Orchard House is a charming property with both spacious and well appointed accommodation throughout comprising entrance porch, hallway, separate living & sitting rooms, kitchen, ground floor w.c, utility store, three bedrooms, shower room and a garage. To the rear of the property is an enclosed garden and a driveway to the front provides ample parking.



101 ASHMORE LAKE ROAD

- Available With No Onward Chain • Ever Popular
- Location Convenient For A Range Of Amenities • Excellent Links to Wolverhampton and Walsall • Easy Access to M6 Motorway Network & Black Country Route • Three Bedrooms • Separate Living & Sitting Rooms • Ground Floor W.C • Pleasant Enclosed Garden To Rear • Driveway Providing Off Road Parking • Charming Semi-Detached Home



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

ENTRANCE PORCH

Door to the hallway.

RECEPTION HALL

Radiator, two useful storage cupboards, staircase to the first floor landing and doors to the living room, sitting room and kitchen.

LIVING ROOM

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

SITTING ROOM

Double glazed windows to the rear, radiator, feature fireplace and a door opening out to the rear garden.

KITCHEN

Double glazed window to the rear, pantry store, 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 a cooker and a fridge and a door provides access to the rear lobby.

REAR LOBBY

Doors radiate to a useful laundry store, ground floor w.c, garage and to the rear garden.

GROUND FLOOR W.C

Window to the rear and low level w.c.

FIRST FLOOR LANDING

Double glazed obscure window to the front, built in storage cupboard, loft access hatch with drop down ladders and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear, radiator and built in storage cupboard.

BEDROOM THREE

Double glazed window to the rear and radiator.

SHOWER ROOM

Double glazed obscure window to the side, towel rail, tiled floor, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and shower enclosure.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond bordered by a number of mature shrubs and trees. A side gate provides access to the front.

GARAGE

Power points, lighting and double doors 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

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

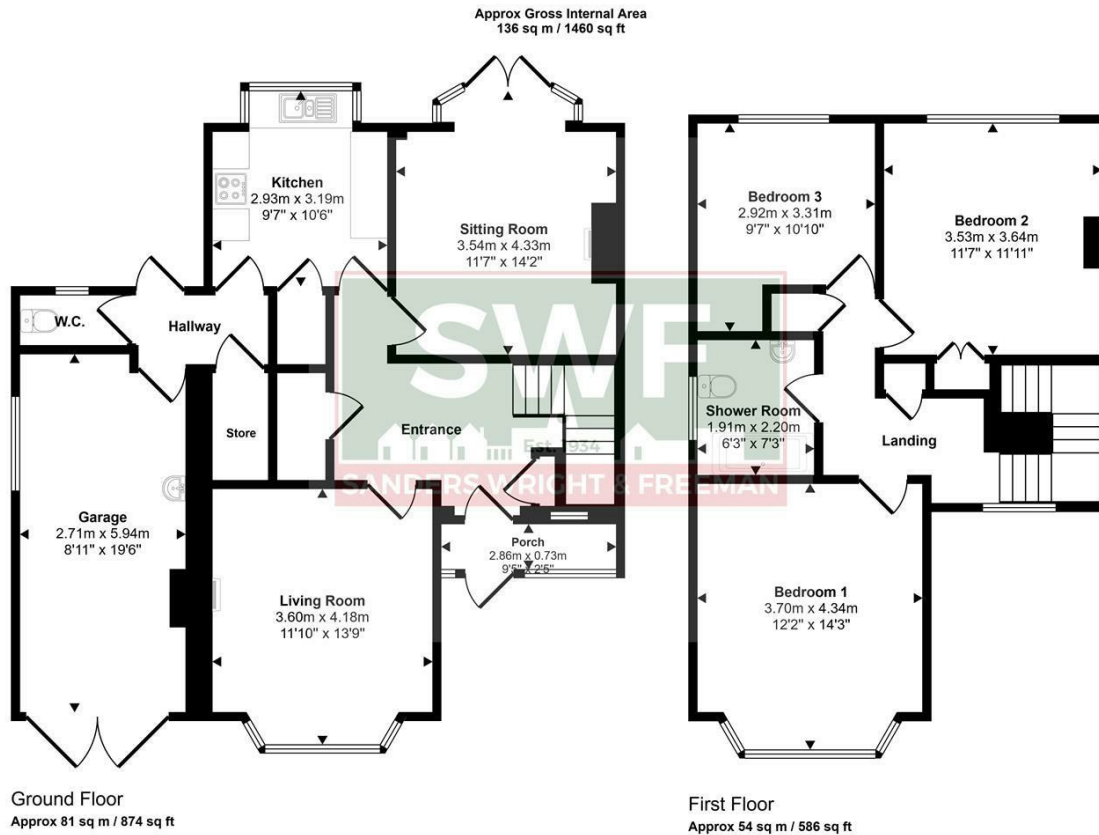
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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

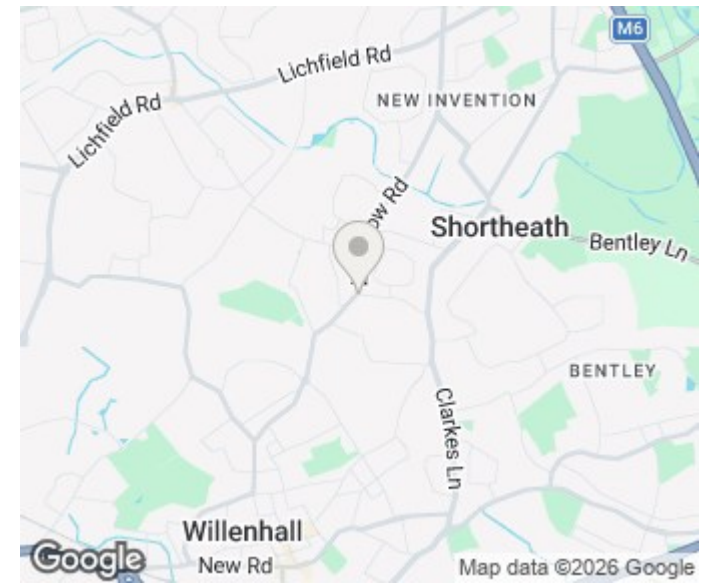
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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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	66	73
(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