



9 AINTREE ROAD
WOLVERHAMPTON, WV10 6PT

OFFERS IN THE REGION OF £275,000
FREEHOLD

Attractive semi-detached home located on a pleasant side road a highly sought after location, convenient for access to the M54/I54. Well presented and featuring though lounge/diner, conservatory, kitchen and dining area, useful store and three generous bedrooms. Driveway to the front and pleasant garden to rear.



9 AINTREE ROAD

- Attractive Semi-Detached Home
- Sought After Location
- Three Generous Bedrooms
- Through Lounge/Diner
- Conservatory
- Shower Room and Bathroom
- Kitchen and Dining Area
- Store Room
- Pleasant Rear Garden
- Driveway



SUMMARY

Attractive semi-detached home located on a pleasant side road in a highly sought after location, convenient for access to the M54 and I54 business park. Very well presented throughout the property features a through lounge/diner, conservatory, kitchen, further dining area, ground floor shower room, first floor bathroom, three generous bedrooms and a useful store. A driveway provides off road parking and to the rear is a pleasant rear garden.

APPROACH

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

RECEPTION HALL

Staircase to the first floor landing and doors to the living room and kitchen.

THROUGH LOUNGE/DINING ROOM

23'9" max x 11'0"

Double-glazed window to the front, two radiators and double-glazed sliding patio door to the rear conservatory.

CONSERVATORY

Double-glazed to the side and rear, radiator and sliding patio door to the rear garden.

KITCHEN

7'8" x 7'7"

Window to the rear, tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces

above incorporating a 1 1/4 bowl stainless steel sink and drainer unit with mixer tap. There is plumbing for a dishwasher, towel rail and an opening to the side lobby.

SIDE LOBBY

Doors to the rear garden and shower room, and access to the dining area.

DINING AREA

12'4" x 8'4"

Fitted breakfast bars, useful storage areas and double doors to a front store/utility area.

UTILITIY / STORE

Up and over door to the front driveway, plumbing for a washing machine and space for various household appliances.

GROUND FLOOR SHOWER ROOM

Double-glazed obscure window to the rear, tiled walls, low level w.c, wash hand basin and shower enclosure.

FIRST FLOOR LANDING

Loft access hatch and doors to:

BEDROOM ONE

13'5" max x 10'10"

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

BEDROOM TWO

10'10" x 10'10"

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

BEDROOM THREE

8'1" x 7'7"

Double-glazed window to the rear and radiator.

FAMILY BATHROOM

Double-glazed oriel window to the front, tiled walls, radiator and white suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

REAR GARDEN

To the rear of the property is a very attractive garden with patio and lawned areas, garden pond and summer house.

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

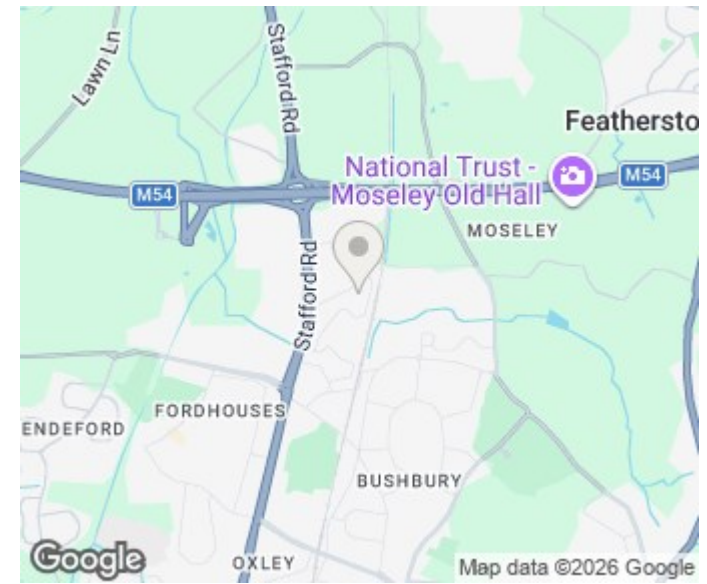
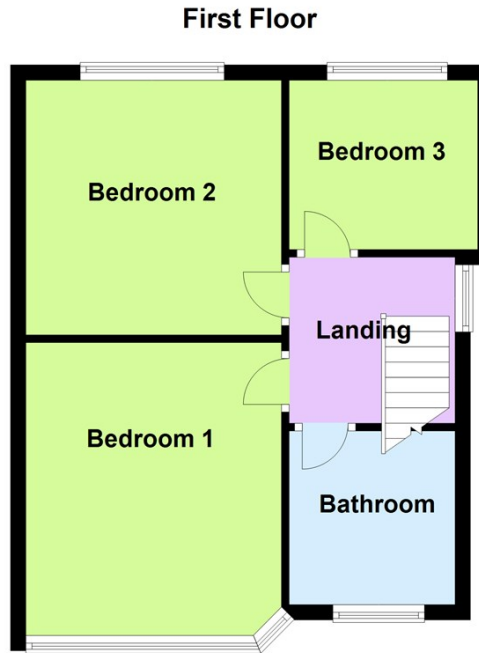
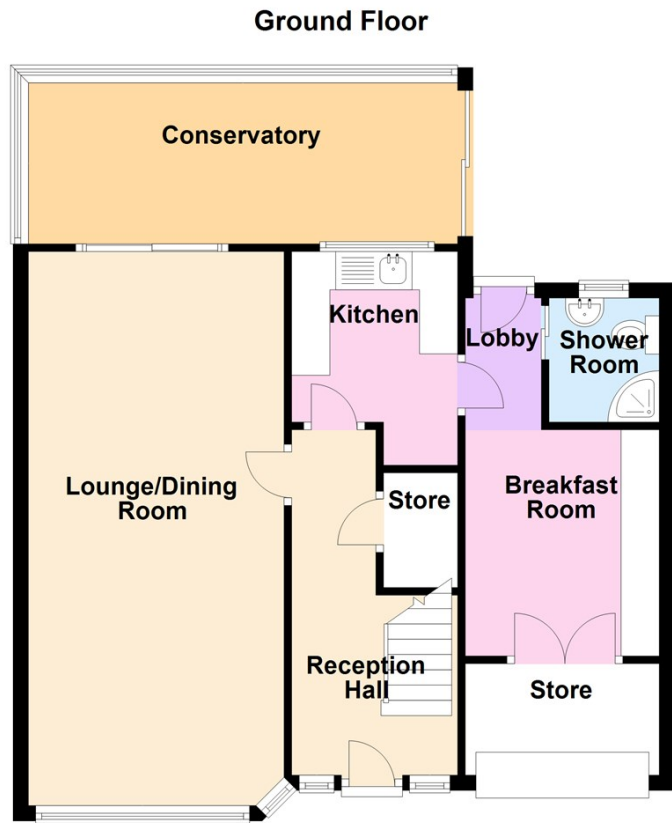
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(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