



**24 WHITEHALL ROAD**  
**WOLVERHAMPTON, WV4 5TA**

**OFFERS IN THE REGION OF £279,000**  
**FREEHOLD**

Extended semi-detached home in a sought after cu-de-sac, very well presented throughout and offering superb accommodation comprising hallway, living room, sitting room, spacious kitchen, utility, ground floor w.c, three generous bedrooms and bathroom. There is a large side garage, driveway and good size garden to the rear.



## 24 WHITEHALL ROAD

- Extended Semi-Detached Home
- Sought After Cul-de-Sac Location
- Very Well Presented Throughout
- Large Side Garage
- Living Room
- Sitting Room
- Spacious Kitchen
- Ground Floor W.C.
- Three Generous Bedrooms
- Good Size Garden To The Rear



### SUMMARY

Extended semi-detached home in a sought after cu-de-sac, very well presented throughout and offering superb accommodation comprising hallway, living room, sitting room, spacious kitchen, utility, ground floor w.c, three generous bedrooms and bathroom. There is a large side garage, driveway and good size garden to the rear.

### APPROACH

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

### ENTRANCE PORCH

Tiled floor and doorway to the reception hall.

### RECEPTION HALL

Tiled floor, radiator, staircase to the first floor landing and doors to the kitchen and living room.

### LIVING ROOM

12'5" x 11'11"  
Double glazed window to the front, radiator, exposed floor boards and feature fireplace. Part glazed double doors lead through to the dining room.

### SITTING ROOM

11'11" x 10'5"  
Double glazed window to the rear, radiator, feature fireplace and door to the kitchen.

### KITCHEN/DINER

15'7" x 9'1"  
Two double glazed windows to the rear, radiator, tiled

floor, useful pantry and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1¼ bowl stainless steel sink and drainer unit with mixer tap, space for a cooker and plumbing for a dishwasher. A doorway leads to the side lobby and utility.

### SIDE LOBBY/UTILITY

9'8" x 5'2"

Tiled floor, part tiled walls, radiator, fitted wall cupboards and fitted counter top work surface with inset stainless steel sink and drainer unit and space for a washing machine and dryer beneath. Doors to the rear garden, w.c and garage.

### GROUND FLOOR W.C.

Double glazed obscure window to the side, tiled floor, radiator, close coupled w.c and pedestal wash hand basin.

### FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch, built in store cupboard and doors to:

### BEDROOM ONE

11'11" into wardrobe x 10'7"  
Double glazed window to the rear, radiator and fitted wardrobes.

### BEDROOM TWO

11'11" into wardrobe x 9'8"  
Double glazed window to the front, radiator and fitted wardrobes.

### **BEDROOM THREE**

8'10" x 7'9"

Double glazed window to the front and radiator.

### **FAMILY BATHROOM**

Double glazed obscure window to the rear, radiator, tiled walls and suite comprising close coupled w.c, panelled bath with electric shower above and sink with vanity cupboard beneath.

### **GARAGE**

12'6" x 11'5"

Spacious side garage with up and over door to the front and doors to the side lobby and rear garden.

### **REAR GARDEN**

To the rear of the property is a generous enclosed garden with patio area and raised lawned garden beyond.

### **COUNCIL TAX**

Wolverhampton City Council - Tax band C

### **TENURE Freehold**

The property is freehold.

### **SERVICES**

The agent understands that mains gas, electricity, water and drainage are available.

### **BROADBAND**

Ofcom checker shows Standard / Superfast / Ultrafast are available

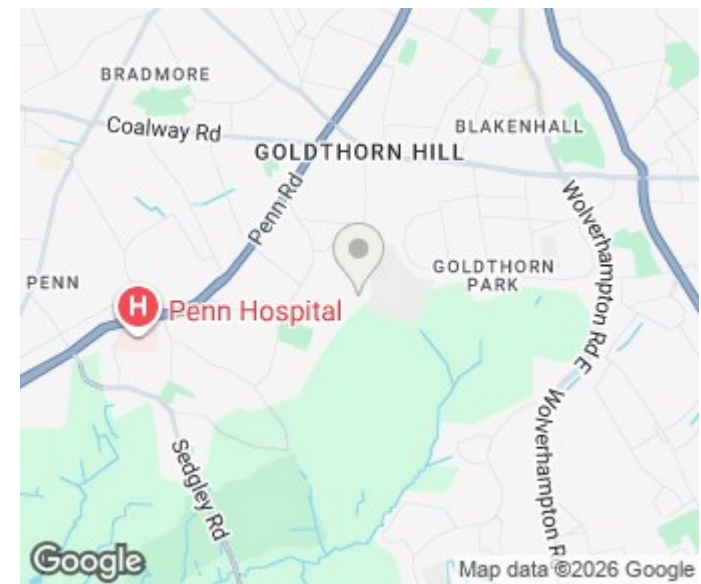
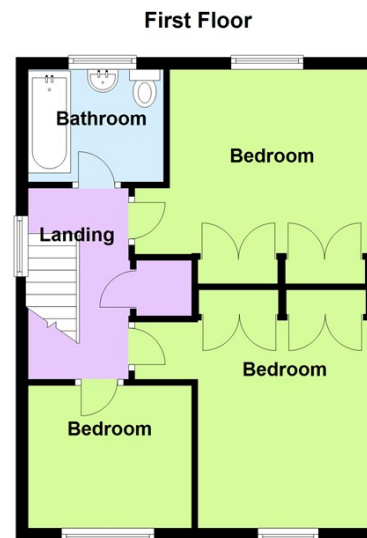
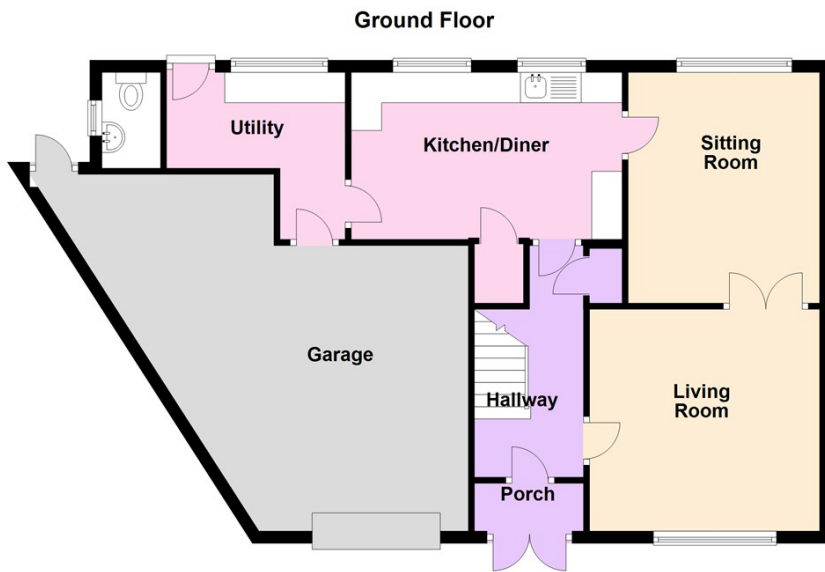
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred

supplier to confirm availability and speed

## **24 WHITEHALL ROAD**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(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