



102 ESSINGTON ROAD
WILLENHALL, WV12 5DT

OFFERS IN THE REGION OF £180,000
FREEHOLD

Spacious three bedroom semi-detached home requiring a scheme of general modernisation - available with NO ONWARD CHAIN. Driveway for several vehicles, sitting room, living room, kitchen, store rooms, w.c, three generous bedrooms and bathroom. Good size garden to the rear with further outbuildings and sheds. Potential to extend subject to relevant planning and building consents.



102 ESSINGTON ROAD

- NO CHAIN • REQUIRES MODERNISATION • THREE GENEROUS BEDROOMS • SCOPE FOR EXTENSION, SUBJECT TO PLANNING PERMISSION • DRIVEWAY FOR SEVERAL VEHICLES • EXCELLENT COMMUTER LINKS • GOOD SIZE REAR GARDEN



APPROACH

The property is approached via a driveway providing off road parking for several vehicles, and access to a double car port and garage.

ENTRANCE PORCH

RECEPTION HALL

Radiator, staircase to the first floor landing.

SITTING ROOM

11'7" x 9'5"

Window to the front, radiator.

LIVING ROOM

14'11" x 11'7"

Sliding patio door to the rear, radiator.

KITCHEN

7'10" x 6'10"

Window to the rear, radiator, range of wall, drawer and base units with work surfaces above incorporating a sink and drainer unit. Doorway to the side lobby.

SIDE LOBBY

Having doors to two useful store rooms and a w.c. Further doors lead to the front driveway and rear verandah.

W.C.

VERANDAH

Windows to the side and rear, sink, doorway to the rear garden.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

12'10" x 11'7"

Double-glazed window to the front, radiator.

BEDROOM TWO

11'7" x 11'7"

Double-glazed window to the rear, radiator.

BEDROOM THREE

9'6" x 6'11"

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed window to the rear, radiator, built in airing cupboard, panelled bath, sink, low-level w.c.

REAR GARDEN

To the rear of the property is a mature lawned garden with storage sheds and access to the garage.

GARAGE

34'5" x 8'0"

TENURE Freehold

The property is freehold.

SERVICES

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

COUNCIL TAX

Walsall Council - Tax Band B

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

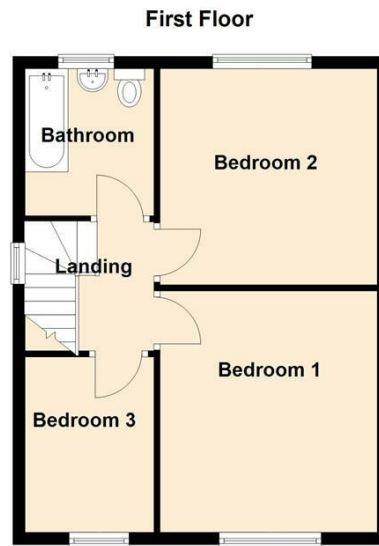
Ofcom provides an overview of what is available.
Potential purchasers should contact their preferred
supplier to confirm availability and speed

OTHER INFORMATION

The sale of the property is subject to Grant Of Probate.

102 ESSINGTON ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(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