



**33 CADLE ROAD**  
**WOLVERHAMPTON, WV10 9SJ**

**OFFERS IN THE REGION OF £200,000**  
**FREEHOLD**

NO CHAIN - Well presented and recently redecorated attractive three-bedroom semi-detached home situated in an extremely popular location convenient for a wide range of amenities including schools, shops and access to public transport. The property features spacious accommodation throughout comprising entrance porch, hallway, living room, dining kitchen, three well-proportioned bedrooms and a family bathroom.



# 33 CADLE ROAD

- Available With No Onward Chain
- Spacious Three Bedroom Semi-Detached Home
- Popular Location
- Convenient For Wide Range Of Amenities
- Dining Kitchen
- Recently Decorated Throughout
- Enclosed Rear Garden
- Driveway Providing Off Road Parking



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles with steps leading to the entrance porch.

## ENTRANCE PORCH

Double glazed to the front and side, door to the hall.

## HALL

Radiator, staircase to the first floor landing and door to the living room.

## LIVING ROOM

13'3" into bay x 13'5"

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

## DINING KITCHEN

13'5" x 8'11"

Double glazed window to the rear, radiator, part tiled walls and a range of fitted wall and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for various household appliances and a part glazed door to the rear.

## FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors to:

## BEDROOM ONE

10'0" x 11'10"

Double glazed window to the front and radiator,

## BEDROOM TWO

10'4" x 9'1"

Double glazed window to the rear and radiator.

## BEDROOM THREE

8'10" x 6'3"

Double glazed window to the front and radiator.

## BATHROOM

Double glazed obscure window to the rear, radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin panelled bath with shower above.

## 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.

## 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 A

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>

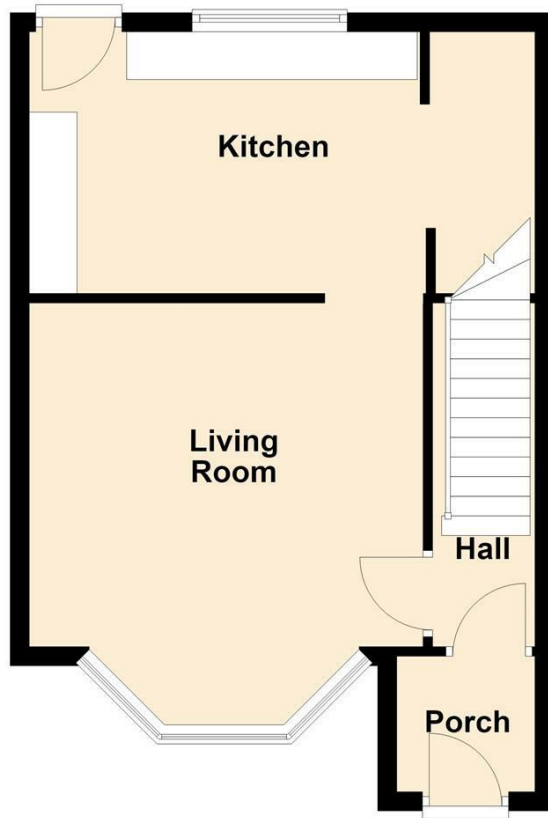
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

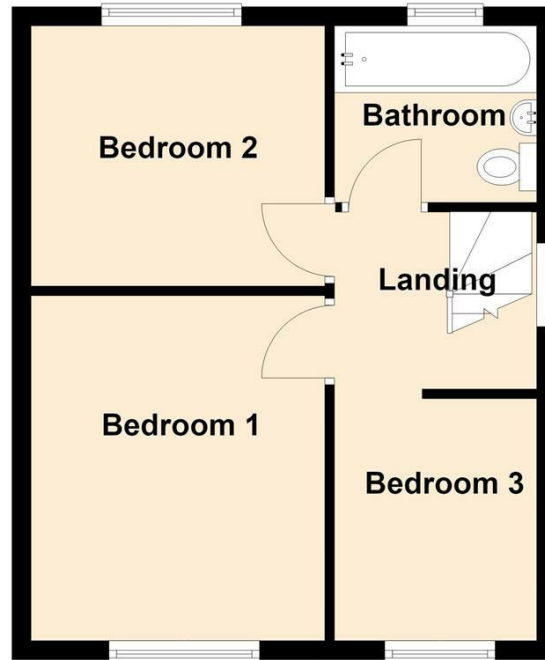
## 33 CADLE ROAD



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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