



25 ACKLETON GARDENS WOLVERHAMPTON, WV3 7ES

OFFERS IN THE REGION OF £270,000
FREEHOLD

Beautifully presented semi-detached home occupying a pleasant cul-de-sac position, conveniently located for a range of local shops, schools and transport links into the city centre. Having undergone a scheme of refurbishment by the present owners, the property offers stylish and well-appointed accommodation comprising entrance porch, hallway, through living room, conservatory, dining kitchen, two double bedrooms, smaller third bedroom and a re-fitted bathroom.

Externally, a driveway to the front provides off-road parking for several vehicles, while the rear features a pleasant enclosed garden, ideal for outdoor relaxation and entertaining.



25 ACKLETON GARDENS

- BEAUTIFULLY PRESENTED • CUL-DE-SAC LOCATION • RE-FITTED DINING KITCHEN • RE-FITTED BATHROOM • THROUGH LIVING ROOM • DRIVEWAY FOR SEVERAL VEHICLES • PLEASANT REAR GARDEN



APPROACH

The property is approached via a driveway providing off road parking for several vehicles, with a gated side passage to the rear.

ENTRANCE PORCH

Tiled floor.

ENTRANCE HALL

Radiator, tiled floor, staircase to the first floor landing.

LIVING ROOM

20'0" x 10'3" max, 7'0" min

Double-glazed window to the front, radiator, double-glazed sliding patio door to the conservatory.

CONSERVATORY

9'5" x 8'0"

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

DINING KITCHEN

13'8" x 10'11" max, 8'0" min

Double-glazed window to the rear, doorway to the rear garden, inverted radiator, useful under stairs cupboard, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven, four ring gas hob, and plumbing for a washing machine.

FIRST FLOOR LANDING

Double-glazed obscure window to the side, loft access hatch.

BEDROOM ONE

10'6" x 10'3"

Double-glazed window to the front, radiator, built in wardrobe.

BEDROOM TWO

10'0" x 8'3"

Double-glazed window to the rear, radiator, built in wardrobe.

BEDROOM THREE

7'2" x 5'11"

Double-glazed window to the front, radiator, fitted wardrobe.

RE-FITTED BATHROOM

Double-glazed obscure window to the rear, towel rail, contemporary white suite comprising close-coupled w.c, pedestal wash hand basin, and panelled bath with shower above.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with patio and lawned areas. A gated side passage provides access to the front driveway.

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 B.

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>

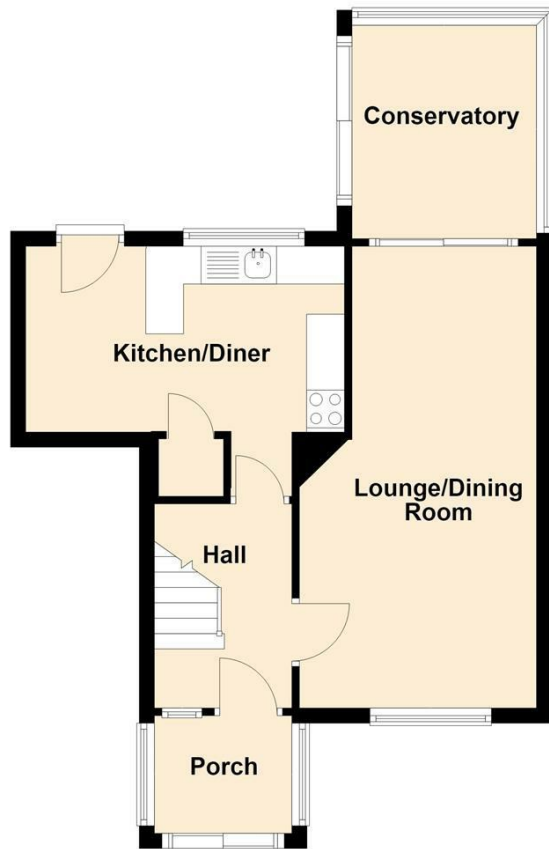
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

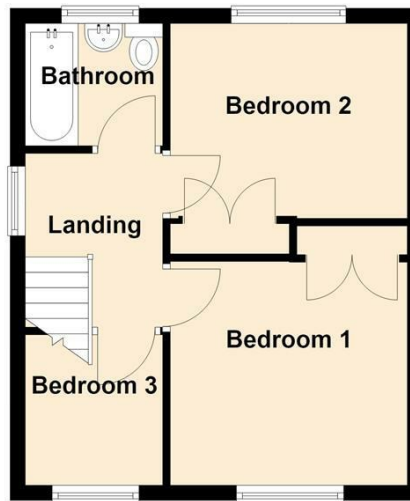
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Ground Floor



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		
(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