



53 SLADE ROAD

WOLVERHAMPTON, WV10 6QP

OFFERS IN THE REGION OF £199,950

FREEHOLD

NO CHAIN - Three bedroom end terrace home situated in an extremely popular cul-de-sac location convenient for a wide range of amenities including schools, shops and access to public transport whilst also benefitting from excellent commuter links and easy access to both the I54 Development and M54 Motorway Network. The property is ideally positioned towards the head of Slade Road on a generous plot providing scope for future extension subject to relevant permissions and features spacious accommodation throughout comprising entrance hall, living room, dining area and kitchen, side lobby with ground floor w.c, three bedrooms and a family bathroom. To the rear is a pleasant enclosed garden which extends to the side of the property providing ample outdoor space.



53 SLADE ROAD

- Available With No Onward Chain • Established & Popular Location • Situated Towards The Head Of A Quiet Cul-De-Sac • Excellent Transport & Commuter Links • Close To I54 & M54 • Generous Plot With Scope For Future Extension • Useful Side Lobby • Ground Floor W.C



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

ENTRANCE HALL

Double glazed window to the side, radiator, under stairs cupboard and doors to the living room and dining kitchen.

LIVING ROOM

13'5" x 10'7"

Double glazed window to the front, radiator and feature fireplace.

KITCHEN

8'11" x 8'0"

Double glazed window to the rear, radiator, part tiled walls and fitted drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with space beneath for a washing machine. There is an opening to the dining area, a useful pantry cupboard and a door to the side lobby.

DINING AREA

12'1" x 8'11"

Double glazed window to the rear and radiator.

SIDE LOBBY

Useful storage space for household appliances and doors to two useful stores, the ground floor w.c, front driveway and rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

11'0" x 10'5"

Two double glazed windows to the front, radiator and a range of fitted bedroom furniture.

BEDROOM TWO

13'5" x 8'11"

Double glazed window to the rear and radiator.

BEDROOM THREE

9'1" x 7'6"

Double glazed window to the side and radiator.

BATHROOM

Double glazed obscure window to the rear, tiled walls, radiator and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath.

REAR GARDEN

To the rear of the property is a generous garden with a decked seating area and lawn beyond which extends to the side of the property providing excellent scope for future extension subject to relevant planning permissions.

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.

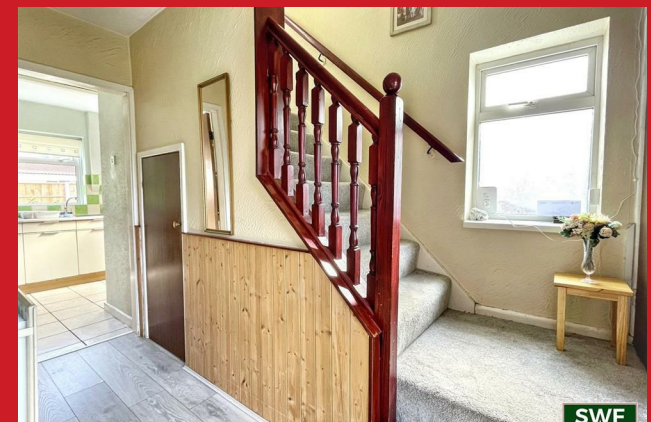
Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available.

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>

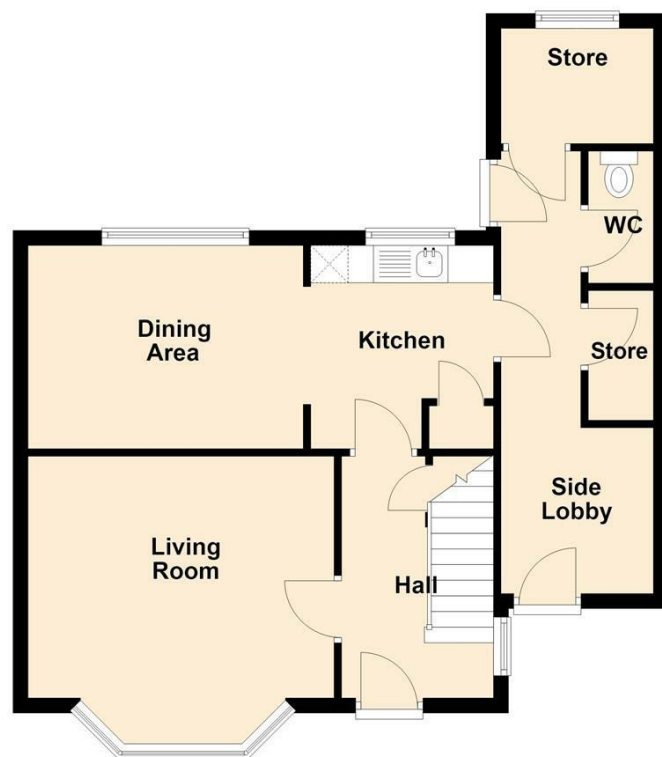
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

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>

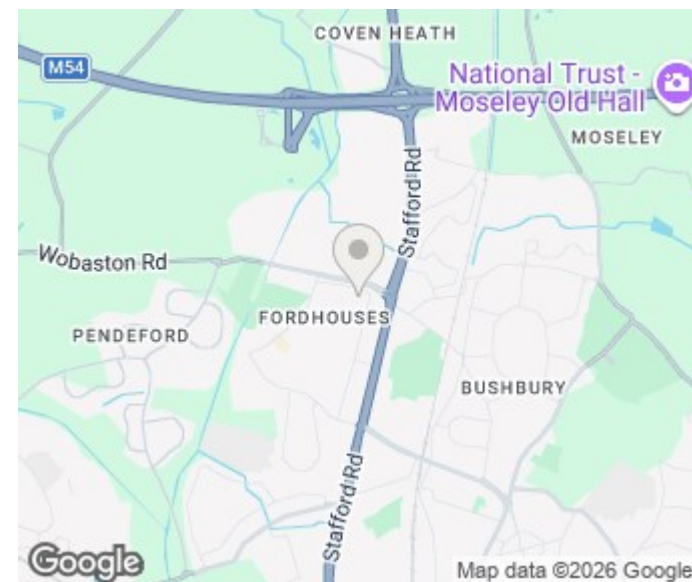
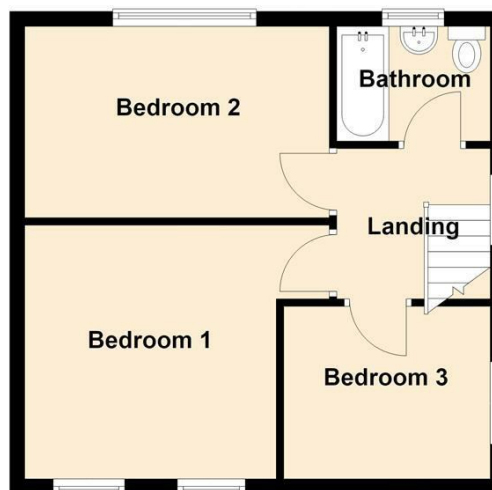
53 SLADE ROAD



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	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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