





125 PINFOLD LANE

WOLVERHAMPTON, WV4 4EN

OFFERS IN THE REGION OF £239,950

FREEHOLD

NO CHAIN - Three bedroom semi-detached home situated in an extremely popular location convenient for a wide range of amenities including well regarded schools, shops and access to public transport whilst also benefitting from the nearby Windsor Playing Fields. The property features spacious and well proportioned family accommodation throughout comprising entrance hall, living/sitting room, breakfast room, kitchen, three bedrooms, family bathroom and a pleasant enclosed garden to the rear with a versatile brick built summerhouse/store and garage.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

125 PINFOLD LANE

• Available With No Onward Chain • Traditional Three Bedroom Semi-Detached Home • Situated In An Extremely Popular Location • Through Living/Dining Room • Separate Breakfast Room • Extended Kitchen • Three Bedrooms • Family Bathroom • Close To Windsor Playing Fields • Excellent Commuter Links





APPROACH

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

ENTRANCE HALL

Staircase to the first floor landing and doorways to the living/dining room and the breakfast room.

LIVING/DINING ROOM

24'8" x 10'11"

Double glazed bay window to the front, ceiling down lighters, two radiators and feature fireplace.

BREAKFAST ROOM

12'3" x 5'8"

Double glazed window to the side, radiator and an opening to the kitchen.

KITCHEN

14'0" x 6'6"

Double glazed window to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 5 ring gas hob above and space for various household appliances. A part glazed door provides access to the rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

11'11" x 10'11"

Double glazed window to the front and radiator.

BEDROOM TWO

12'3" x 10'9"

Double glazed window to the rear and radiator.

BEDROOM THREE

10'3" x 6'4"

Double glazed window to the rear and radiator.

FAMILY BATHROOM

Double glazed obscure window to the front, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and P-shaped panelled bath.

GARAGE

14'11" x 9'2"

Up and over door to the front.

SUMMERHOUSE/OFFICE

17'4"x 7'9"

A useful and versatile space with power points, lighting and double doors.

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 C

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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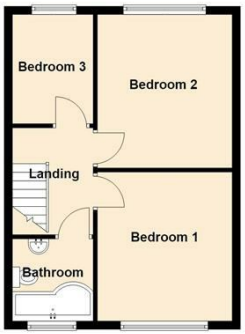
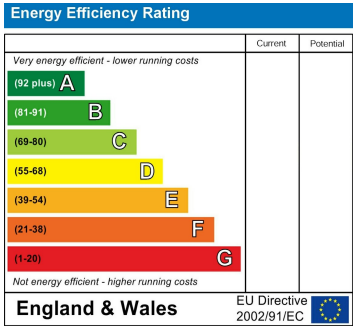
Ground Floor



First Floor







SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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