





69 MILLDALE CRESCENT, FORDHOUSES

WOLVERHAMPTON, WV10 6LR

OFFERS IN THE REGION OF £220,000

FREEHOLD

Three bedroom semi-detached home situated in a popular location, convenient for local shops, public transport, and access to the M54. Available with NO ONWARD CHAIN the property offers well proportioned accommodation and features a spacious living room, dining kitchen, ground floor w.c, utility, three generous bedrooms and modernised shower room. A driveway and garage provide off road parking.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

69 MILLDALE CRESCENT

• NO ONWARD CHAIN • POPULAR LOCATION • GROUND FLOOR W.C. • DINING KITCHEN • UTILITY • THREE GENEROUS BEDROOMS • DRIVEWAY AND GARAGE





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

HALLWAY
Staircase to the first floor landing, radiator, built in cloaks cupboard.

GUEST CLOAKROOM
Double-glazed window to the front, radiator, low-level w.c, pedestal wash hand basin.

LIVING ROOM
14'6" x 12'9" max
Double-glazed window to the front, radiator.

DINING KITCHEN
19'0" x 8'2"
Two double-glazed windows to the rear, radiator, range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. Doorway to the utility room.

UTILITY
Double-glazed window to the rear, fitted counter top work surface, sink, doors to the garage and rear garden.

FIRST FLOOR LANDING
Double-glazed window to the side, loft access hatch.

BEDROOM ONE
12'0" x 11'1"
Double-glazed window to the front, radiator, fitted wardrobes.

BEDROOM TWO
11'1" x 10'10"
Double-glazed window to the rear, radiator, fitted wardrobes.

BEDROOM THREE
8'2" x 7'9"
Double-glazed window to the front, radiator, fitted wardrobe.

SHOWER ROOM
Double-glazed obscure window to the rear, radiator, close-coupled w.c, pedestal wash hand basin, shower enclosure.

GARAGE
16'3" x 7'9"
Doors to the front driveway and rear utlity.

REAR GARDEN
To the rear of the property is an enclosed garden with patio and lawned areas.

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

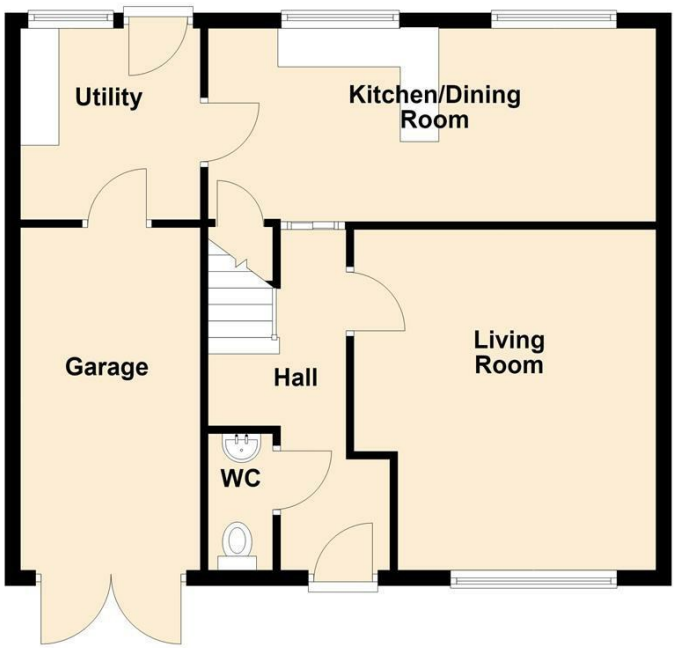
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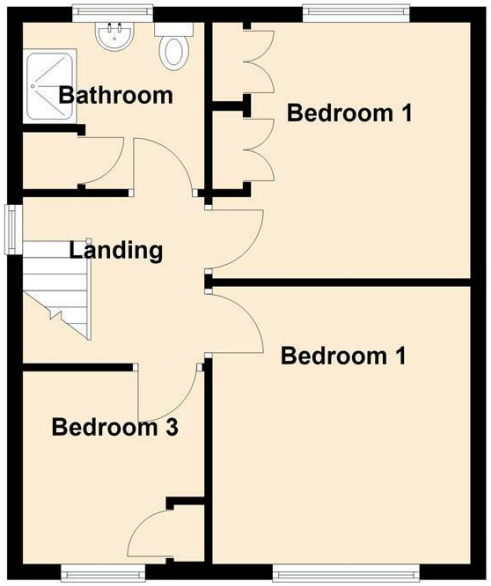


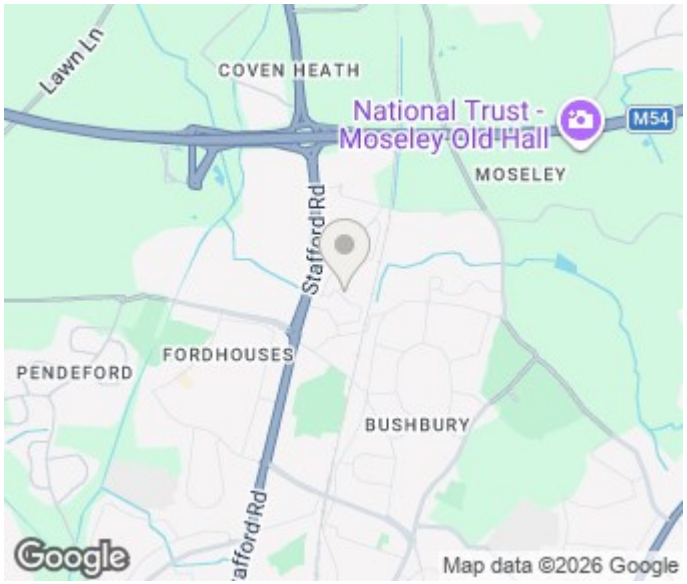


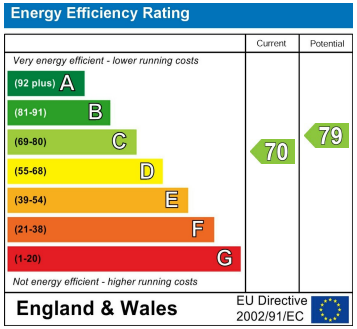
Ground Floor



First Floor







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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