





42 WOODLAND ROAD

WOLVERHAMPTON, WV3 8AW

OFFERS IN THE REGION OF £280,000

FREEHOLD

Traditional Three-Bedroom Semi-Detached Home – No Onward Chain

Situated in a sought-after location convenient for a range of renowned local schools, the spacious accommodation comprises a reception hall, living room, separate dining room, kitchen,, ground floor w.c, utility room, garden room, three well-proportioned bedrooms and family bathroom.

Externally, the property boasts a generous, mature rear garden, together with a driveway and garage providing off-road parking.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

42 WOODLAND ROAD

• NO ONWARD CHAIN • SOUGHT AFTER LOCATION • GENEROUS MATURE REAR GARDEN • TWO LIVING ROOMS • DRIVEWAY PROVIDING OFF ROAD PARKING • SIDE GARAGE





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

ENTRANCE PORCH

RECEPTION HALL
Radiator, staircase to the first floor landing.

GUEST W..C.
Close-coupled w.c, wash hand basin.

LIVING ROOM
Double-glazed bay window to the front, radiator.

DINING ROOM
Double-glazed patio door to the rear, radiator.

KITCHEN
Double-glazed window to the side, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

UTILITY
Double-glazed sliding patio door to a yard, doorway to the garden room, plumbing for a washing machine.

GARDEN ROOM
Double-glazed windows to the side and rear, doorway to the garden.

FIRST FLOOR LANDING

BEDROOM ONE
Double-glazed bay window to the front, radiator.

BEDROOM TWO
Double-glazed window to the rear, radiator.

BEDROOM THREE
Double-glazed window to the front, radiator.

BATHROOM
Double-glazed obscure window to the rear, towel rail, suite comprising panelled bath, close-coupled w.c, wash hand basin with vanity cupboard, and shower enclosure.

REAR GARDEN
To the rear of the property is a generous garden with patio area and mature lawn beyond.

GARAGE
Up and over door to the front, doorway to the yard.

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 D

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

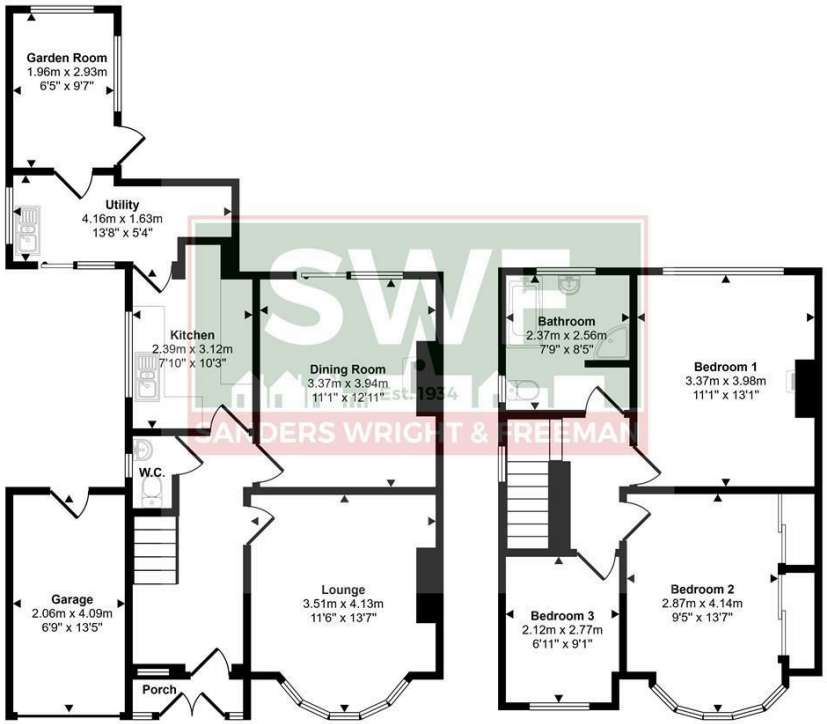
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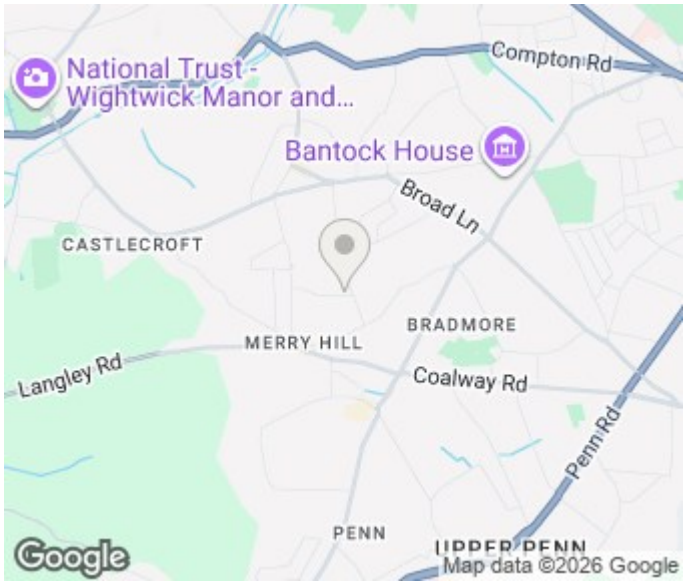
Approx Gross Internal Area
115 sq m / 1237 sq ft

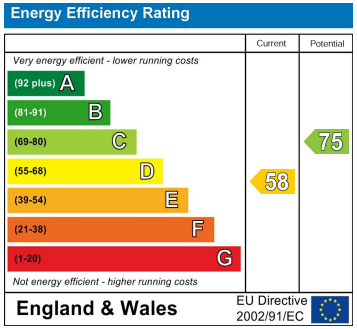


Ground Floor
Approx 68 sq m / 734 sq ft

First Floor
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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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