



WORTHINGTON ESTATES



5 Wychall Drive Wolverhampton, WV10 8UU

Offers in the region of £260,000

A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY WITH A LARGE REAR GARDEN IDEAL FOR FAMILIES

This immaculate property is located in a popular and established residential area providing a wide range of amenities including shops, schools and easy access to public transport services, the town centre, M54 and M6 motorways, making this an ideal location for a family home.

The property briefly comprises entrance hall, living room, kitchen/diner, family bathroom, three bedrooms, integral garage, conservatory and an enclosed rear garden. The property benefits from UPVC double glazing throughout.

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LOCATION

The property is conveniently located for the M54, M6 motorways and the i54 commercial development. Nuffield health club is situated just a stones throw away along with popular shops, doctors, dentists, eateries and public houses. Shopping can be found within the areas of Wednesfield, Penkridge, Telford, Cannock and the popular Bentley Bridge Retail Park.

FRONT



A really pleasant frontage having a block brick driveway providing off road parking for up to 3 vehicles.

HALL

9'11" x 4'9" (3.04 x 1.46)



A welcoming hallway with karndean flooring, radiator, door leading into the living room and stairs leading to the first floor.

LIVING ROOM

15'1" x 11'7" (4.61 x 3.55)



This comfortable and light filled room has a bay window to the front, radiator, electric flame effect fire and karndean flooring. With door leading to the kitchen/diner.



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KITCHEN / DINER

10'6" x 14'10" (3.21 x 4.54)



Having matching base and wall units, breakfast bar with contemporary lighting over, integrated electric oven and 4 burner hob with extractor over, 1.5 composite sink, radiator, karndean flooring and under stairs storage. With window to the rear, patio doors leading to the garden and door leading into the conservatory. This is a really lovely space.

LANDING

8'3" x 6'6" (2.54 x 1.99)



Having carpeted flooring, obscure window to the side, storage cupboard and doors leading to the three bedrooms and bathroom.

FAMILY BATHROOM

7'7" x 6'5" (2.32 x 1.96)



A modern and stylish bathroom having vanity unit with recessed w.c and washbasin set within, panel bath with thermostatic shower over, tiled walls, obscure window to the rear, radiator and karndean flooring.



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BEDROOM 1

12'9" x 8'2" (3.89m x 2.49m)



Having carpeted flooring, window to the front, radiator and a walk in wardrobe.

BEDROOM 2

9'8" x 6'6" (2.95m x 1.99m)



Having carpeted flooring, radiator and window to the rear.



BEDROOM 3

7'7" x 6'5" (2.32m x 1.96m)



Having carpeted flooring, window to the front, radiator and storage space.

CONSERVATORY

70'2" x 8'7" (21.4 x 2.62)



Proving useful additional living space, the conservatory is of UPVC structure, double glazed with a perspex roof.

GARAGE

18'3" x 8'7" (5.57 x 2.63)

Currently being used for storage with electricity points and plumbing for a washing machine.

REAR



This large and enclosed rear garden has a slabbed patio area with astro turf within and a delightful garden room with electricity points providing a really versatile additional living space.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND B

Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

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SERVICES

We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

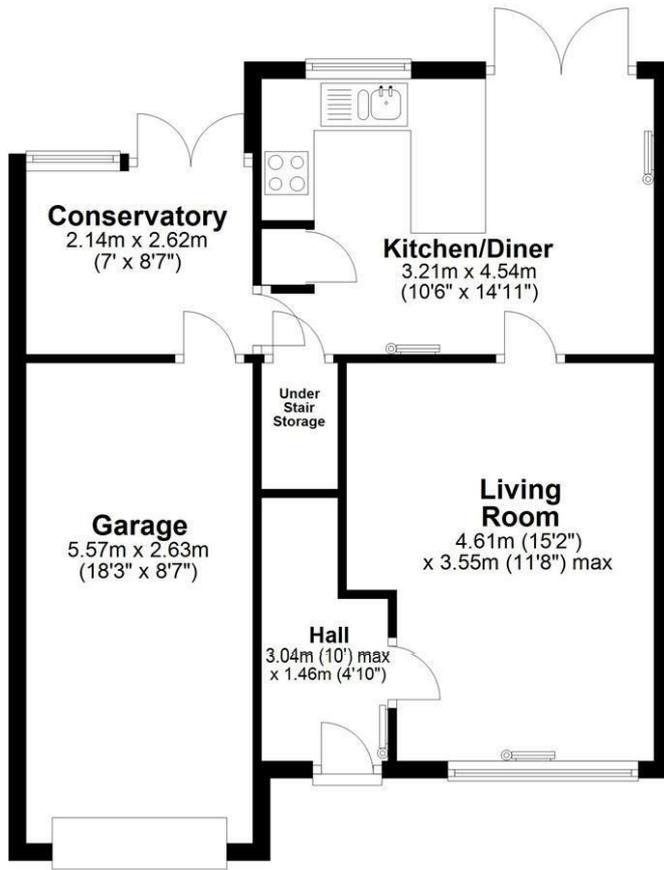
VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



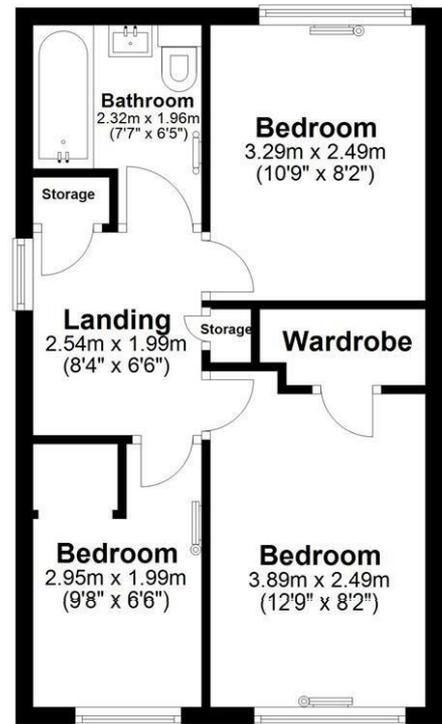
Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	