



**47 Swan Bank**  
**Wolverhampton, WV4 5PZ**  
**Offers over £185,000**

A CHARMING TWO BEDROOM MID TERRACE FAMILY HOME - NO UPWARD CHAIN

This period property offers character and charm, updated and decorated to combine both a period and contemporary style. To the ground floor are two generously sized reception rooms, fitted kitchen and modern shower room and to the first floor are two spacious double bedrooms. To the rear is a fabulous garden with patio area.

Conveniently located within short walking distance of local shops and amenities including restaurants, pubs, convenience stores, petrol station and also local schools including St Bartholomew's and Woodfield Primary Schools and Colton Hills Secondary School and is in a perfect location for travel to more extensive amenities within the city centre.

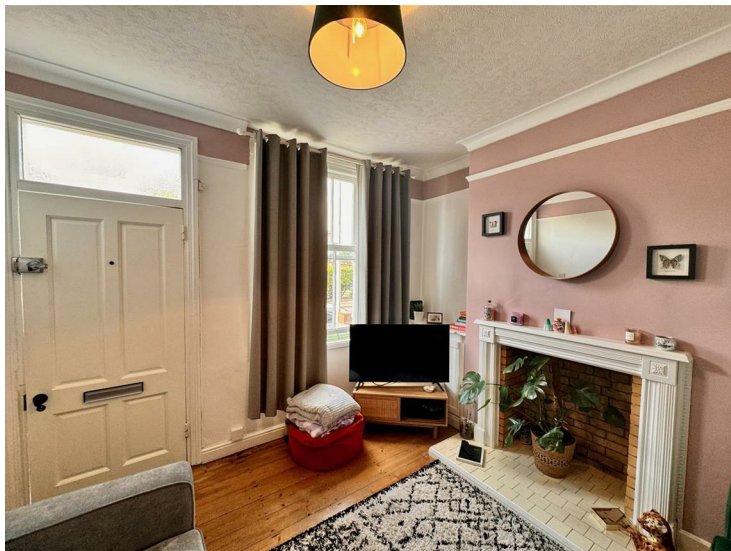
The property benefits from double glazing throughout, beautiful sash windows, gas central heating and is ideal for first time buyers, investors or those who are downsizing.



## LIVING ROOM



Entry into the property is directly into the living room, having wooden flooring, radiator, picture rail, plain coving to the ceiling, sash windows to the front and built in storage. With door leading into the dining room.



## DINING ROOM



Having laminate flooring, radiator, gas fireplace with marble surround, plain coving to the ceiling and sash window to the rear.

With open doorway into the kitchen, large under stairs storage area and door opening onto the staircase.

## KITCHEN



Having tile flooring, radiator, matching wall and base units, wine rack, laminate work surfaces and sash window to the side. Benefitting from an integrated electric oven with gas hob and extractor over. With space and plumbing for freestanding appliances and doors leading into the shower room and to the side of the property.



## SHOWER ROOM



Having tile flooring, part tiled walls, corner shower enclosure with rainfall shower head, vertical radiator, close coupled WC, countertop basin vanity unit and obscure window to the side.



## LANDING

Having carpeted flooring and doors leading into the two bedrooms.

## BEDROOM ONE



Having carpeted flooring, radiator, picture rail, plain coving to the ceiling, two built in wardrobes and sash window to the front.

## BEDROOM TWO



A good size second double bedroom, having carpeted flooring, radiator, sash window to the rear and door to storage area. The loft hatch is accessible via the storage area.





**REAR**



A deceptively long rear garden, having a patio area, water tap, area of lawn and wooden garden store.



**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 - A**

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.

**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.

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## Ground Floor

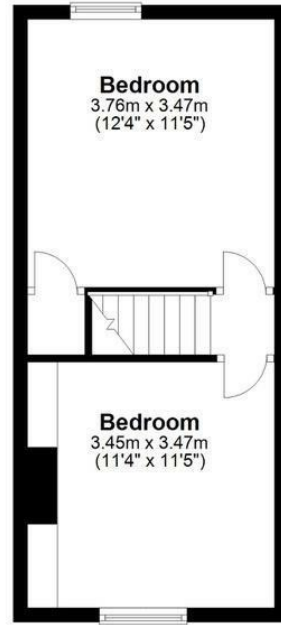


## 47 Swan Bank

Penn, Wolverhampton

MEASUREMENTS ARE APPROXIMATE.  
NOT TO SCALE.

## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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