



9 Fairfield Lane
Wolverley, DY11 5QH

Asking Price £370,000

Property Description

A stunning and beautifully presented three bedroom, semi detached style property situated in the highly sought after location in Wolverley. The property really needs to be viewed to appreciate it's full beauty!

Contemporary presented throughout, the property is briefly comprising of; entrance hall, lounge, downstairs WC, extended fitted kitchen diner, first floor landing, three bedrooms and house bathroom. Gas centrally heated and double glazed throughout.

Significant off road parking is available to the front and side leading to a separate garage, and the rear aspect offers panoramic views of the surrounding areas.

EPC - D / CT Band - C

Approach

Block paved sloping driveway leading to separate garage with up and over door. Front garden also available mainly laid to lawn with decorative borders.

Entrance Hall

Stairs leading to first floor accommodation. Smoke alarm installed and window to side. Doors to lounge, downstairs WC and extended fitted kitchen diner. Laminate flooring installed.

Lounge

Window to front. Built in log burner installed.

Downstairs Wc

Two piece suite comprising of; low-level flush WC and pedestal wash hand basin.

Extended Fitted Kitchen/Diner

A state of the art fitted kitchen with eye and low level units incorporating: built in electric hob with extractor hood built over, built in electric oven/grill, built in microwave, built in fridge freezer and plumbing for a washer installed. Within the central island there is a 1 1/2 resin sink and drainer unit and an integral dishwasher. Window to side and bi-fold doors opening out to the beautiful rear aspect. Laminate flooring installed.

Landing

Window to side. Loft access available. Doors to all upstairs rooms.

Bedroom One

Window to rear.

Bedroom Two

Window to front. Built in cupboard space.

Bedroom Three

Window to front.



House Bathroom

Three piece bathroom suite comprising of; panelled bath with mains fed shower unit over, vanity unit wash hand basin and low level flush WC. Heated towel rail installed. Partly tiled walls and vinyl flooring. Windows to rear and side.

Garage

Up and over door to front with side access to the rear garden. Electrics installed.

Rear of the Property

Graveled dining patio area with steps leading to a secondary patio space. Side access available to garage. Further steps leading to the main garden mainly laid to lawn with shrubbery on it's borders, with rear summer house/shed installed.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1

Approximate total area⁽¹⁾

98 m²
1054 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 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