



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: A

💷 COUNCIL TAX BAND: A

Brinsford Wolverhampton

East Road Brinsford
Wolverhampton West Midlands



Look to the East and find the sun rising on a new dawn! Located in this popular area with field views to the rear, we are delighted to offer this ideal opportunity for the first time purchaser.

Being spacious internally with three bedrooms, a family first floor bathroom, while the ground floor is complimented with a dual aspect living room with patio doors to the conservatory which leads onto the private and pleasant rear garden, dual aspect modern kitchen diner and a second kitchen / utility and downstairs WC. Having great commuting access with the M54 & M6 within easy reach, handy for Cannock & Wolverhampton providing an array of local amenities and schooling. With vacant possession and no upward chain this opportunity is sure to be popular so call now to book your viewing.

- Spacious End Terrace House
- Three Bedrooms & Smart Bathroom
- Pleasant Field Views To Rear
- Vacant Possession No Upward Chain
- Dual Aspect Living Room
- Dual Aspect Kitchen Diner

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Porch

Being accessed through a double glazed and having a double glazed side window, laminate floor and folding door leading to:

Entrance Hall

Having stairs leading to the first floor.

Living Room 17' 5" x 9' 9" (5.31m x 2.97m)

Having an feature wooden fire surround with decorative insert and having feature tiled and coal effect gas fire, coving, radiator, double glazed window to the front elevation and double glazed sliding patio door leading to:

Conservatory 23' 1" x 8' 6" (7.04m x 2.58m)

Having laminate floor, radiator, double glazed windows and French doors give views and access to the rear garden.

Kitchen / Dining Room 17' 9" x 10' 1" max, 7' 3" min (5.42m x 3.07m max, 2.21m min)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit with tiled splashbacks. Built-in oven, hob and cooker hood over. Further appliance space, partial laminate floor, dado rail, radiator and double glazed windows to the front and rear elevations.



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Second Kitchen / Utility 11' 4" x 4' 8" (3.46m x 1.41m)

Having a range of base level units and fitted work surfaces with inset sink unit. Spaces for appliances, towel radiator, downlights and window to the rear garden.

Rear Lobby

Having fitted work surface and laminate floor.

Guest WC

Having a suite comprising of a wall mounted wash hand basin with chrome mixer tap and WC. Laminate floor and double glazed window to the rear elevation.

First Floor Landing

Having an airing cupboard, access to loft space and double glazed window to the rear elevation.

Bedroom One 12' 2" x 10' 1" (3.70m x 3.07m)

Having built-in wardrobes, storage cupboard, radiator and double glazed window to the front elevation.

Bedroom Two 11' 6" x 9' 10" (3.50m x 3.00m)

Having built-in wardrobes, radiator and double glazed window to the front elevation.

Bedroom Three 8' 4" x 7' 11" (2.54m x 2.42m)

Having a radiator and double glazed window to the rear elevation with pleasant views.

Family Bathroom 7' 0" x 5' 7" (2.14m x 1.70m)

Having a suite comprising of corner bath with mixer shower over, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, tiled walls, tiled floor and double glazed window to the rear elevation.

Outside - Front

There is a dwarf brick wall and wrought iron gate leading to a paved pathway with a lawn garden and shrubs.

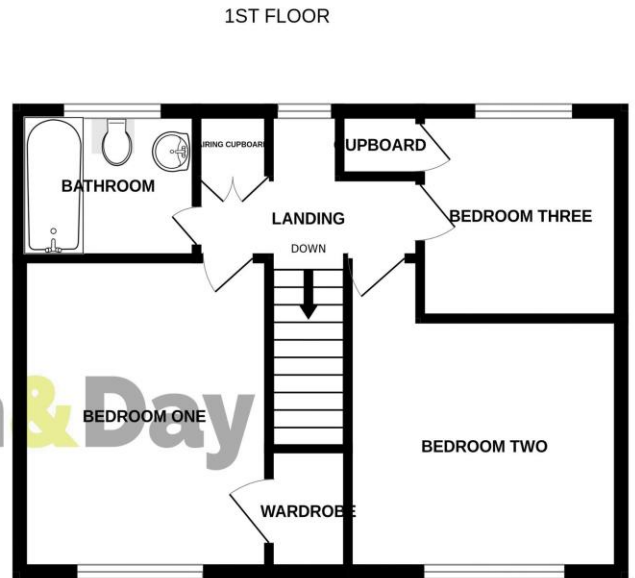
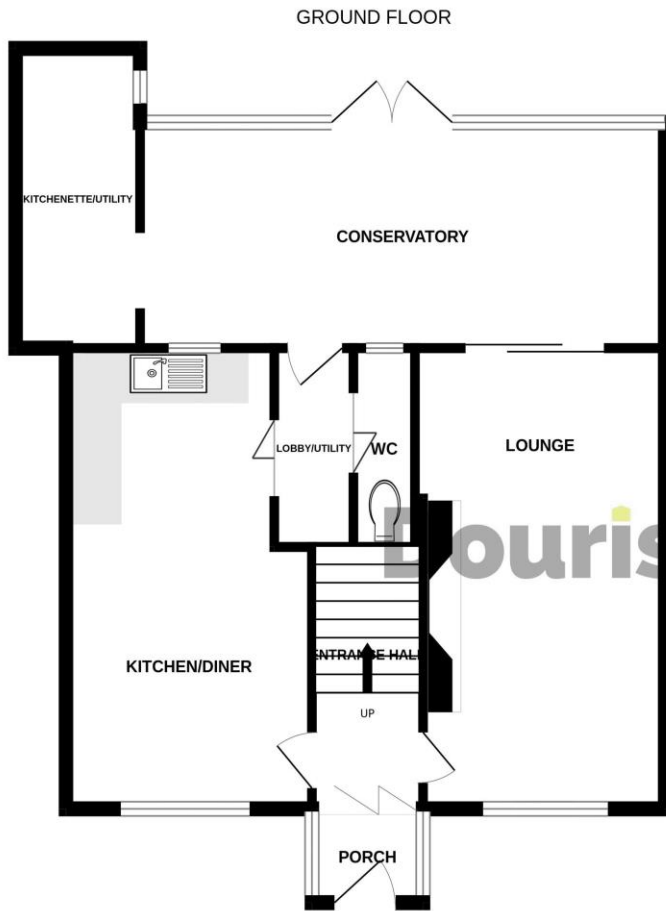
Outside - Rear

Having a paved patio with an overhead veranda and gated side access to the front of the property. The remainder of the garden is mainly laid to lawn with a variety of beds containing plants and shrubs. In addition, there is hedging, a timber pergola and a door leads to a useful storage shed. The garden is enclosed by panel fencing.

Agents Note

We understand that the solar panels on the roof of the property produce free electricity for the property with the remaining electricity going back into the grid. We understand that there is a leasehold agreement in respect of this. You should seek clarification from your Solicitor at an early stage in the transaction.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		GG
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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