



3 Bedroom Semi-Detached House

Hilton Road, Wolverhampton

Offers In Region Of £130,000



REDSTONES

*****MUST BE VIEWED**** Refurbished, improved and upgraded with tens of thousands of pounds spent improving the property this superb three bedroom family home has the benefit of no upward chain, NEW UPVC double glazing, NEW central heating system, NEW floor coverings and decoration. This ideal family home further comprises reception hall, spacious open plan lounge/diner/re-fitted kitchen, three bedroom, refitted family bathroom with shower and front and rear gardens. Energy rating D.

RECEPTION HALL With UPVC double glazed front door, UPVC double glazed window to the side, stairs off to the first floor, central heating radiator.

OPEN PLAN LOUNGE/DINER/KITCHEN 22' 7" x 14' 2" (6.88m x 4.32m) With UPVC double glazed window to front,, UPVC double glazed patio door to rear, pin spot lighting, 2 x central heating radiators, feature fireplace with inset gas fire, understairs cupboard and entrance to the kitchen.

REFITTED KITCHEN Luxury moden kitchen comprising, UPVC double glazed window, matching wall, base and drawer units, roll top work surfaces with tiled surrounds, stainless steel sink and drainer unit, integrated gas hob and oven and chimney style extractor hood.

ON THE FIRST FLOOR LANDING With doors to bedrooms and bathroom, UPVC double glazed window to side and loft hatch.

BEDROOM ONE 13' 2" x 10' 1" (4.01m x 3.07m) With UPVC double glazed window and central heating radiator.

BEDROOM TWO 11' 7" x 9' 1" (3.53m x 2.77m) With UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE 10' 2" x 7' 2" (3.1m x 2.18m) With UPVC double glazed window, central heating radiator, airing cupboard housing 'Vaillant' combination boiler.

REFITTED BATHROOM 5' 11" x 5' 7" (1.8m x 1.7m) With UPVC double glazed window, central heating, panelled bath with electric shower over, pedestal wash hand basin, low level W.C, tiled walls and floor.

OUTSIDE To the front there is a lawned garden with brick built wall and gate plus wooded gate leading to the rear. To the rear there is a patio, lawned garden, brick built shed, cold water tap and gate to the front.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

