



3 Bedroom Semi-Detached House  
Nine Elms Lane, Wolverhampton  
Offers In Region Of £114,995

**REDSTONES**



An extended three bedroom traditional semi detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This good size family home further comprises, reception hall, lounge, dining room, study, extended fitted kitchen, guest W.C, three bedrooms, family bathroom, tandem garage to rear, front and rear gardens and off road parking. Energy rating E.

**RECEPTION HALL** With UPVC double glazed door to the front, central heating radiator, stairs off to the first floor and door to the lounge.

**LOUNGE** 13' 6" x 12' 11" (4.14m x 3.95m) With UPVC double glazed bay window to the front, central heating radiator, wall lights and feature fire place with gas fire.

**DINING ROOM** 10' 1" x 10' 10" (3.08m x 3.31m) With UPVC double glazed patio door to the rear, feature fire place with gas fire, central heating radiator and door to the study.

**STUDY** 4' 11" x 10' 5" (1.51m x 3.20m) With UPVC double glazed window to the rear and door to the extension (kitchen).

**KITCHEN** 6' 0" x 16' 0" (1.84m x 4.90m) With UPVC double glazed window to the front, stainless steel sink and drainer, roll top work surfaces, matching wall base and drawer units, four ring gas hob and electric oven, extractor hood, plumbing and appliance space, under stairs cupboard, integrated dishwasher, central heating radiator, breakfast bar and door to the rear lobby.

**REAR LOBBY** With UPVC double glazed door to the rear garden and door to the guest WC.

**GUEST WC** With UPVC double glazed window to the rear, low level WC, central heating radiator, wash hand basin and tiled surrounds.

**LANDING** With UPVC double glazed window to the side, loft access and doors to all bedrooms and bathroom.

**BEDROOM ONE** 13' 10" x 8' 9" (4.22m x 2.69m) With UPVC double glazed bay window to the front, central heating radiator, built in wardrobe, dressing table and over bed cupboard.

**BEDROOM TWO** 10' 0" x 10' 2" (3.07m x 3.10m) With UPVC double glazed window to the rear and central heating radiator.

**BEDROOM THREE** 7' 0" x 6' 1" (2.14m x 1.87m) With UPVC double glazed window to the rear and central heating radiator.

**BATHROOM** 7' 8" x 5' 11" (2.36m x 1.82m) With UPVC double glazed window to the rear, central heating radiator, spa bath, pedestal wash hand basin, tiled surrounds, paneled bath with electric shower over, low level WC and airing cupboard with combination boiler.

**OUTSIDE** To the rear there is paved patio area, cold water tap, security light, steps up to the lawn with additional paved patio area and door to the garage. To the front there is off road parking, garden and gate.

**TANDEM GARAGE** 32' 4" x 9' 1" (9.88m x 2.78m) With up and over door, power and lighting and alarm.

**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.

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.

