





41 TELFORD GARDENS

WOLVERHAMPTON, WV3 7LE

OFFERS IN EXCESS OF £169,950

FREEHOLD

Three-bedroom end-terrace home with double garage – No Onward Chain

Occupying a generous end position within a popular cul-de-sac, this three-bedroom end-terrace property offers excellent potential for buyers looking to modernise and create their ideal home. Conveniently located close to well-regarded schools and local amenities, the accommodation comprises an entrance lobby, dining area, spacious living room, conservatory, kitchen, three bedrooms, and a family bathroom.

To the rear, the property benefits from a double garage, providing excellent parking and storage. Offered for sale with NO ONWARD CHAIN, this is an ideal opportunity for first-time buyers, families, or investors.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

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• NO ONWARD CHAIN • SPACIOUS END POSITION • CONSERVATORY • DOUBLE GARAGE • POPULAR CUL-DE-SAC • GOOD ACCESS TO SCHOOLS AND LOCAL SHOPS





ENTRANCE LOBBY
Double-glazed windows to front and side, doorway to dining room.

DINING AREA
9'7" x 8'7"
Double-glazed window to the front, radiator.

LIVING ROOM
15'4" x 14'7"
Double-glazed window to the rear, radiator, open plan staircase to the first floor landing, doorway to the conservatory.

CONSERVATORY
12'9" x 6'6"
Double-glazed windows and sliding patio doors to the side and rear.

KITCHEN
9'9" x 5'9"
Double-glazed window to the front, fitted wall and base units with work surfaces above incorporating a stainless steel sink and drainer unit, plumbing for a washing machine.

FIRST FLOOR LANDING
Built in cupboard, loft access hatch.

BEDROOM ONE
11'8" x 8'4"
Double-glazed window to the front, radiator, built in wardrobe.

BEDROOM TWO
11'0" x 8'7"
Double-glazed window to the rear, radiator, built in wardrobe.

BEDROOM THREE
8'5" x 5'10"
Double-glazed window to the front, radiator.

BATHROOM
Double-glazed obscure window to the rear, radiator, low-level w.c, pedestal wash hand basin, panelled bath.

REAR GARDEN

DOUBLE GARAGE
16'2" x 15'10"
Two double opening doors to the front.

PROPERTY INFORMATION
Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The

cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

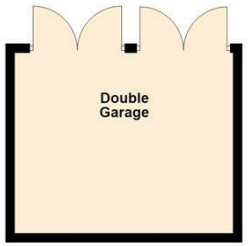
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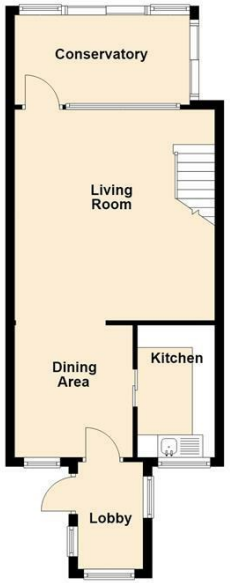




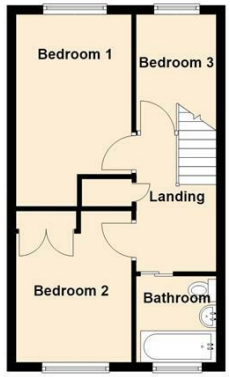


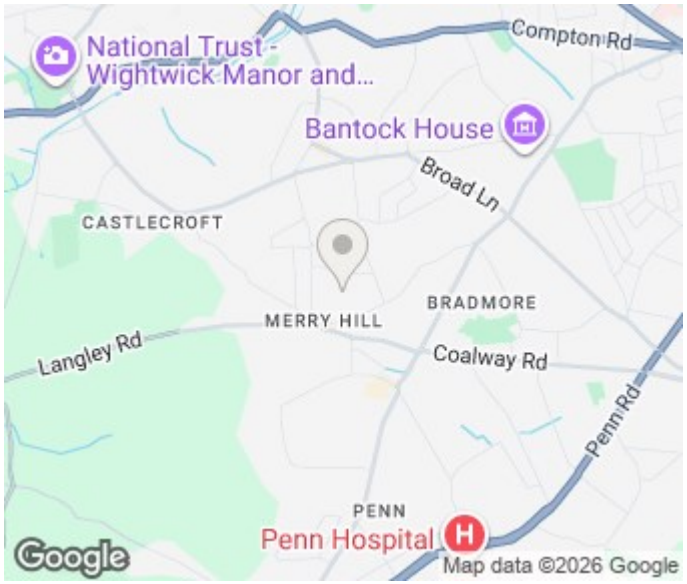
Ground Floor

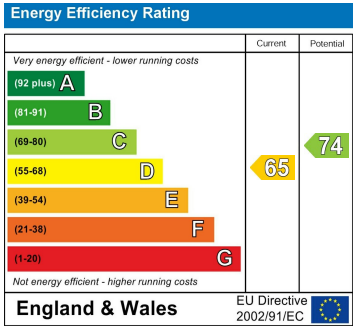




First Floor







SWF Est. 1934
SANDERS WRIGHT & FREEMAN

Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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