





# 82 HART ROAD

WOLVERHAMPTON, WV11 3QJ

## OFFERS IN THE REGION OF £115,000

FREEHOLD

NO CHAIN - Two bedroom terrace home convenient for a wide range of amenities including shops, schools and access to public transport with the wider amenities of Wednesfield Town Centre and Bentley Bridge retail park only a short drive away. Whilst the property would benefit from some general refurbishment it would make an ideal first time buy or buy to let investment with accommodation featuring entrance porch, separate living & sitting rooms, kitchen, ground floor bathroom, two bedrooms and a garden to the rear.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

# 82 HART ROAD

• NO CHAIN • TWO RECEPTION ROOMS • TWO DOUBLE BEDROOMS • TRANSPORT LINKS NEARBY • CONVENIENT FOR NEW CROSS HOSPITAL • IDEAL BUY TO LET OPPORTUNITY





## RECEPTION ONE

12'10" x 12'0"

Double-glazed window to the front, radiator.

## RECEPTION TWO

12'0" x 11'4"

Double-glazed window to the rear, radiator, staircase to the first floor landing.

## KITCHEN

13'3" x 6'8"

Double-glazed window to the side, radiator, range of wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit.

## REAR LOBBY

## GROUND FLOOR BATHROOM

Double-glazed obscure window to the side, radiator, bath, pedesat wash hand basin, and close coulped w.c.

## BEDROOM ONE

15'8" x 11'4" max, 8'9" min

## BEDROOM TWO

12'0" x 11'5"

Double-glazed window to the rear, radiator.

## REAR GARDEN

## 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 A

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

## OTHER INFORMATION

The agent understands that a grant of probate has been applied for but is currently outstanding.

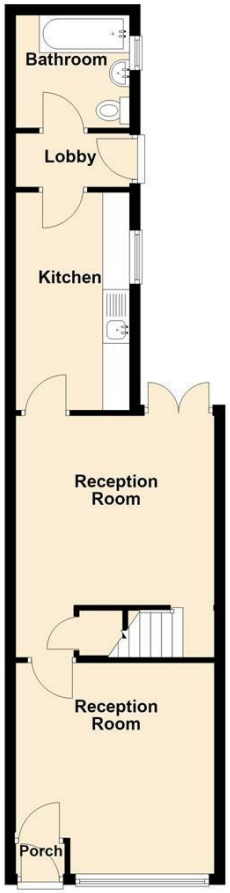
## 82 HART ROAD



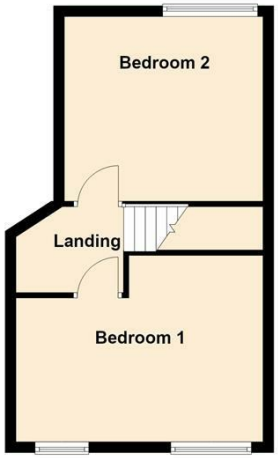




Ground Floor

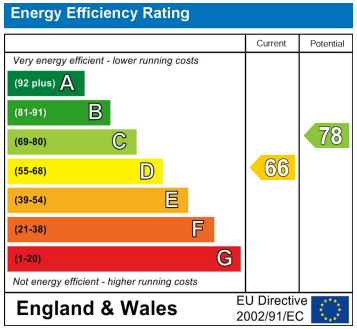



First Floor










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