



3 Bedroom Semi-Detached House  
Bransdale Close, Wolverhampton  
Offers In Region Of £125,000

**REDSTONES**

A lovely three bedroom semi detached family home having the benefit of UPVC double glazing, gas central heating and cul-de-sac location. The property further comprises, reception hall, lounge, dining room, fitted kitchen, three bedrooms, family bathroom, front and rear gardens and off road parking. Energy rating C.

**GENERAL DESCRIPTION** A lovely three bedroom semi detached family home having the benefit of UPVC double glazing, gas central heating and cul-de-sac location. The property further comprises, reception hall, lounge, dining room, fitted kitchen, three bedrooms, family bathroom, front and rear gardens and off road parking. Energy rating C.

**RECEPTION HALL** With UPVC double glazed window to the front, UPVC double glazed front door and door to the lounge.

**LOUNGE** 15' 3" x 15' 6" (4.65m x 4.72m) With UPVC double glazed window to the front, central heating radiator, featured fire place with inset gas fire, stairs off to the first floor and sliding door to the dining room.

**DINING ROOM** 7' 9" x 9' 2" (2.36m x 2.79m) With UPVC double glazed window to the rear, central heating radiator and door leading to the kitchen.

**KITCHEN** 8' 11" x 7' 5" (2.72m x 2.26m) With UPVC double glazed window to the side, matching wall base and drawer unit, roll top work surfaces, stainless steel sink and drainer, gas cooker point and tiled surrounds and flooring.

**ON THE FIRST FLOOR LANDING** With UPVC double glazed window to the side, loft hatch, door airing cupboard housing 'Vaillant' combination boiler and doors to bedrooms, bathroom and W.C.

**BEDROOM ONE** 12' 11" x 9' 4" (3.94m x 2.84m) With UPVC double glazed window to the front and central heating radiator.

**BEDROOM TWO** 11' 7" x 7' 2" (3.53m x 2.18m) With UPVC double glazed window to the rear, built in store cupboard and central heating radiator.

**BEDROOM THREE** 7' 5" x 6' (2.26m x 1.83m) With UPVC double glazed window to the front and central heating radiator.

**BATHROOM** 5' 4" x 5' 8" (1.63m x 1.73m) With UPVC double glazed window, central heating radiator, panelled bath with electric shower over, pedestal wash hand basin, with tiled surrounds and flooring.

**SEPERATE W.C** 5' 1" x 2' 8" (1.55m x 0.81m) With UPVC double glazed window to the side and a low level W.C.

**OUTSIDE** To the front there is a lawned garden, driveway providing off road parking and a gate to the rear garden. To the rear there is a patio, lawned garden, garden shed and gate to the front.

## GARDEN

**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

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.

