



21 Langley Gardens, Wolverhampton, WV3 7JN

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This is a semi-detached property which has a driveway providing off road parking, tandem garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, kitchen and dining area to the ground floor. To the first floor there are three good sized bedrooms and a bathroom fitted with a coloured suite. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

Langley Gardens is a popular cul de sac which is located off Trysull Road which gives direct access into Wolverhampton City Centre through Bradmore, and to Little Merry Hill and out towards Dimmingsdale/Lower Penn. The area is well served for a variety of shops and facilities and has regular transport links to neighbouring areas. St Michaels Catholic and Warstones are the closest Primary Schools with Highfields Secondary School also situated a short distance away.

### DESCRIPTION

This is a well maintained semi-detached property which has a driveway providing off road parking, tandem garage, fore garden and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, kitchen and dining area to the ground floor. To the first floor there are three good sized bedrooms and a bathroom fitted with a coloured suite. The property benefits from central heating, double glazing and no upward chain.

### ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door with double glazed opaque side panel and the staircase rises to the first floor landing. The LIVING ROOM has double glazed windows to the front and side elevations, coal effect gas fire and surround, radiator, fitted bookshelf and wall light. The KITCHEN AREA is recently fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap. There is a Howdens fitted integrated oven with gas hob, Bosch dishwasher and washing machine all recently purchased, installed and as yet unused, as well as a recently purchased, barely used fridge, which are included in the price. There are two storage cupboards with shelving, double glazed window to the rear elevation and door into the garage. The DINING AREA has double glazed window to the rear elevation and wooden door into the garden, two radiators and understairs storage cupboard. The TANDEM GARAGE has an electronically operated roller shutter door, radiator, UPVC door to the garden and a glazed window to the rear. There is a freezer which is also included in the sale.

The staircase rises to the FIRST FLOOR LANDING which has a storage cupboard and loft access. The BATHROOM is fitted with a coloured suite which comprises bath, pedestal wash hand basin, low level WC, tiling to the walls, radiator and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear, radiator and fitted wardrobe. DOUBLE BEDROOM 2 has a double glazed window to the front and double glazed opaque window to the side elevation, fitted wardrobe which houses the wall mounted central heating boiler and radiator. SINGLE BEDROOM 3 has a double glazed window to the front elevation and radiator.

### OUTSIDE

There is off road parking on a DRIVEWAY which gives access to the tandem garage, paved foregarden, planted borders and fencing to the boundary. The REAR GARDEN has a paved patio area, lawn, summerhouse, well stocked planted borders and fence to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
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>  
The long term flood defences website shows very low risk

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

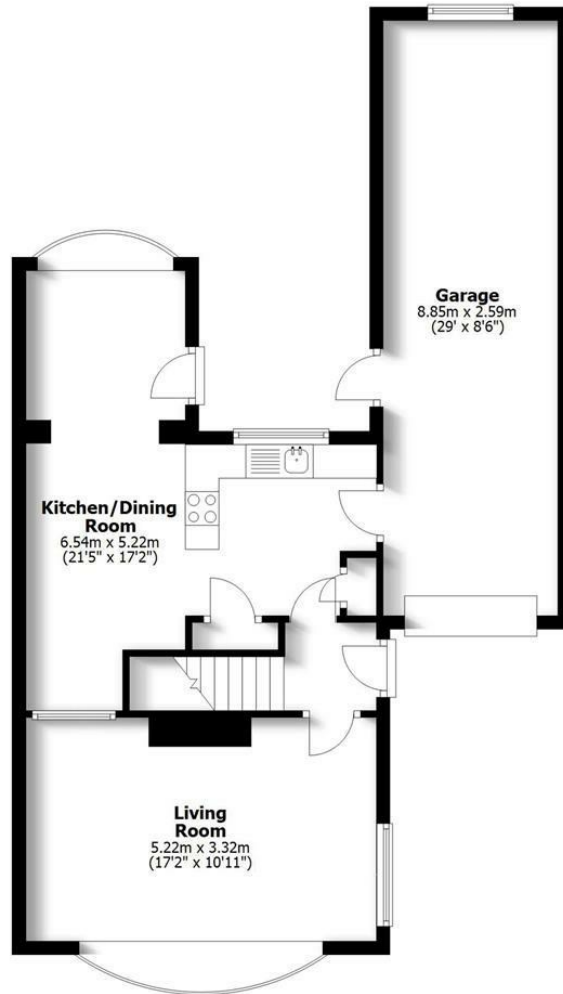
Offers In The Region Of  
£250,000

EPC: D

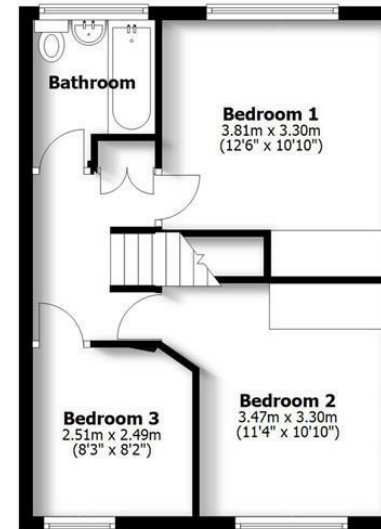
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**21 Langley Gardens  
Wolverhampton**



**Ground Floor**



**First Floor**

HOUSE: 84.1sq.m. 905sq.ft.  
 GARAGE: 22.9sq.m. 247sq.ft.  
**TOTAL: 107sq.m. 1152sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

