



For Sale: £285,000 Freehold  
Hayes Road, Wolverley, DY11

- No upwards chain
- Detached garage

- Extended 3-beds
- EPC TBC

**Bagleys**  
SALES AND PROPERTY MANAGEMENT



Bagleys are pleased to present this three bedroom, extended semi-detached house in the popular village of Wolverley. The property is being offered with vacant possession and no upwards chain. The property benefits from: entrance porch, hallway, living room, sitting room, utility room, vestibule, guest cloaks, three bedrooms, bathroom and detached garage with mechanic's pit. Great sized gardens and ample off road parking due to the generous plot size. EPC and floorplan have been ordered.

**Entrance Porch** UPVC double-glazed windows to the front and side elevations, ceiling light point and door to entrance hallway

**Hallway** Doors to the living room and utility room. Stairs rise to the first floor. Built-in storage cupboards, an understairs pantry cupboard, ceiling light point and gas centrally heated radiator.

**Sitting Room** You have an electric fire with brick-built hearth, ceiling and wall light points, archways to kitchen and sitting room and a gas centrally heated radiator.

**Living Room** French double-glazed doors to the rear elevation. Ceiling and wall light points, gas fire with brick-built hearth. Window through to kitchen and a gas centrally heated radiator.

**Kitchen** Fitted with a range of units with complementary roll top work surfaces over. You've got a Rangemaster gas stove, one-and-a-half-bowl stainless steel sink. Double-glazed window to the rear elevation and door to the side elevation. Two ceiling light points and recessed ceiling spotlights. Gas centrally heated radiator.

**Utility Room** UPVC bow window to the front elevation. Stainless steel sink with drainer plumbing for an automatic washing machine. Worcester combination boiler. Ceiling light point, archway to vestibule

**Vestibule** Gas centrally heated radiator, fuse board, tiled splashbacks, work surface with storage beneath. UPVC double-glazed window to the side elevation and UPVC double-glazed door to the side elevation. Door to guest cloaks.

**Guest Cloaks** Pedestal sink with low-level WC. Gas Centrally heated radiator. UPVC double-glazed window to the side elevation. ceiling light point

**Landing** UPVC window to the front elevation. Doors to three bedrooms and the bathroom. Ceiling light point.

**Bedroom One** UPVC double-glazed window to the rear elevation. gas centrally heated radiator and ceiling light point

**Bedroom Two** UPVC double-glazed window to the rear elevation, ceiling light point and gas centrally heated radiator

**Bedroom Three** UPVC, double-glazed window, ceiling light point and gas centrally heated radiator. Storage to bulkhead

**Bathroom** Suite comprising of vanity sink unit with additional work surface and storage, low-level WC and a panelled bath with an electric Triton Shower over. UPVC obscured double-glazed window to the front elevation. Storage cupboard, gas centrally heated radiator and ceiling, light point

**Garage** Ceiling light points, electrical outlets and mechanic's pit.



# Room Details

Entrance Porch	1.98m x 1.48m (6'6" x 4'10")
Hallway	
Sitting Room	4.24m x 3.39m (13'11" x 11'1")
Living Room	6.38m x 2.79m (20'11" x 9'2")
Kitchen	4.24m x 2.72m (13'11" x 8'11")
Utility Room	2.98m x 2.20m (9'9" x 7'3")
Vestibule	3.78m x 1.35m (12'5" x 4'5")
Guest Cloaks	1.25m x 1.45m (4'1" x 4'9")
Landing	
Bedroom One	4.27m x 3.65m (14'0" x 11'12")
Bedroom Two	3.41m x 3.13m (11'2" x 10'3")
Bedroom Three	3.16m x 2.50m (10'4" x 8'2")
Bathroom	2.08m x 2.27m (6'10" x 7'5")
Garage	10.86m x 4.36m (35'8" x 14'4")

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating			
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



