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Aintree Road, Fordhouses Wolverhampton

Offers Around
£232,000



Property Description

****HIGHLY SOUGHT AFTER LOCATION**THREE BEDROOMS**GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM**VIEWING ESSENTIAL!**** A pleasure to bring to market is this most delightful three bedroom semi detached home situated in a highly sought after location, convenient for motorway access and the 154 Business Park. Set on a desirable road within Fordhouses, just off Springfield Lane, the frontage benefits from a driveway providing parking for several vehicles, with the most beautiful aspect overlooking the treelined green to the properties frontage.

Welcomed by an inviting hallway, the accommodation internally offers a through living room and conservatory, kitchen with opening into a dining area having a feature wood burning stove, ground floor shower room and double doors into a useful store garage. To the first floor are three well proportioned bedrooms, master with fitted wardrobes and a stylish modern family bathroom. The rear garden is quirky in itself and offers a predominately paved enclosed garden that benefits from excellent seating areas for the up and coming months ahead!!!

Viewing is highly recommended in order to fully appreciate this property, both well suited to a first time buyer or family purchaser. Located within an excellent position for a commuter looking at easy access to M54/M6 Motorways, this is one delightful property not to be missed!

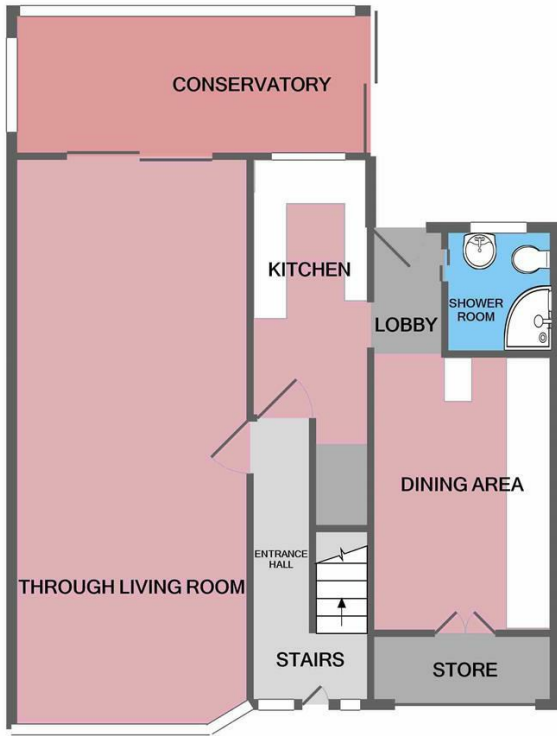
Accommodation

WELCOMING ENTRANCE HALLWAY	
THROUGH LIVING ROOM	7.5m x 3.3m (24'7" x 10'9")
CONSERVATORY	5.6m x 2.1m (18'4" x 6'10")
KITCHEN	2.3m x 2.3m (7'6" x 7'6")
DINING AREA (PREVIOUSLY GARAGE)	3.m x 2.5m (9'10" x 8'2")
GROUND FLOOR SHOWER ROOM	1.7m x 1.3m (5'6" x 4'3")
FIRST FLOOR LANDING	
MASTER BEDROOM WITH FITTED WARDROBES	4.1m x 3.3m (13'5" x 10'9")
BEDROOM TWO	3.3m x 3.3m (10'9" x 10'9")
BEDROOM THREE	2.5m x 2.3m (8'2" x 7'6")
FIRST FLOOR FAMILY BATHROOM	
STORE ROOM	2.4m x 1.7m (7'10" x 5'6")

Tenure: Freehold



Floor Plan: Aintree Road, Fordhouses Wolverhampton



GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Wolverhampton

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To book a viewing
Call us on **01902 427257**



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		83

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

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

