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Property Description

****EXCELLENT FIRST TIME PURCHASE**THREE BEDROOMS**GROUND FLOOR GUEST WC AND FIRST FLOOR BATHROOM** LIVING ROOM & CONSERVATORY** VIEWING ESSENTIAL!!****

Three bedroom mid terrace house conveniently placed to Wolverhampton City Centre. With accommodation in brief comprising of : - Entrance porch and hallway, ground floor Guest W.C, front living room, kitchen diner and conservatory all completing the ground floor. To the first floor are THREE excellent proportioned bedrooms and family bathroom. Further benefiting from storage heating and double glazing, the property externally offers lawned front garden and enclosed rear garden with patio area and lawn. Overall a great started home with local amenities closeby, a viewing is strongly advised!!

Accommodation

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR WC

LIVING ROOM 4.6m x 3.5m (15'1" x 11'5")

KITCHEN DINER 5.4m x 3.4m/2.6m (17'8" x 11'1"/8'6")

CONSERVATORY 4.7m x 2.7m (15'5" x 8'10")

FIRST FLOOR LANDING

MASTER BEDROOM 3,8m x 3.5m/2.5m (9'10",26'2" x 11'5"/8'2")

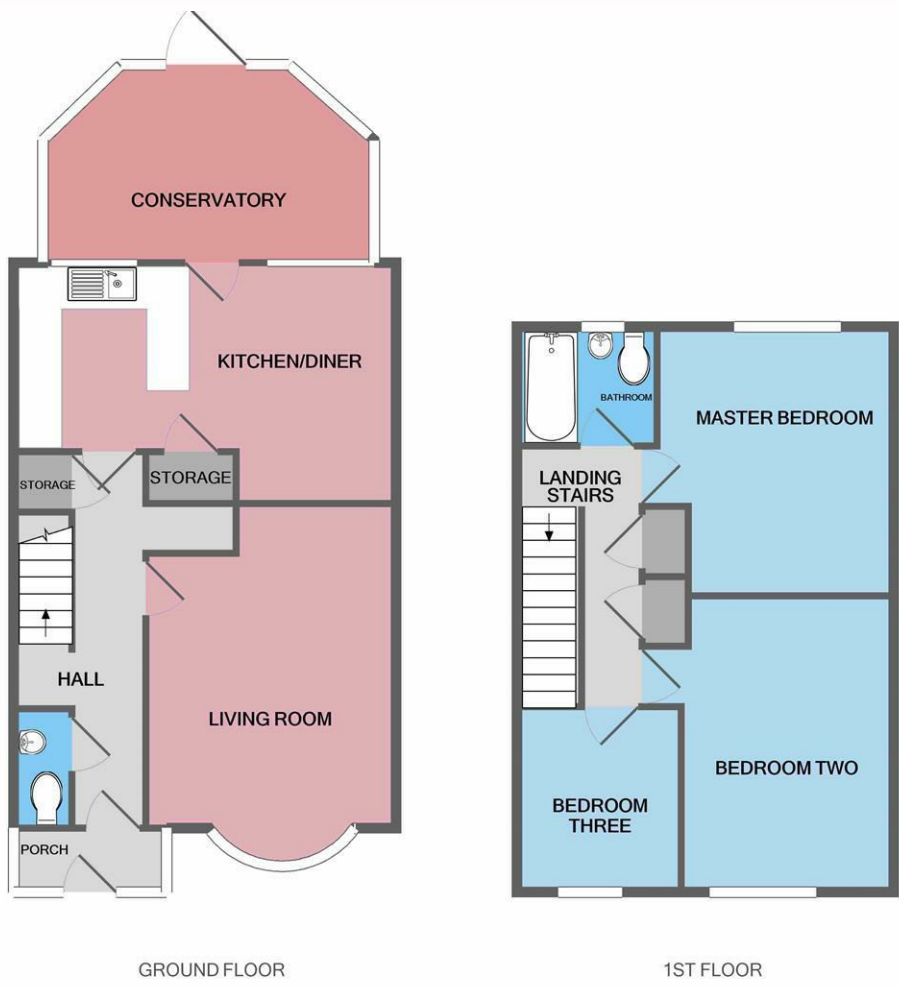
BEDROOM TWO 4.2m x 3.0m (13'9" x 9'10")

BEDROOM THREE 2.6m x 2.3m (8'6" x 7'6")

FIRST FLOOR BATHROOM 1.8m x 1.7m (5'10" x 5'6")

Tenure: Freehold

Floor Plan: Great Hampton Street, Wolverhampton



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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

18 Darlington Street, Wolverhampton, West Midlands, WV1 4HW

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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

