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Offers Around £175,000

- Immaculately Presented Semi Detached House
- Three Well Proportioned Bedrooms
- Stylish First Floor Bathroom & Downstairs Guest W.C.
- Ideal First Time Purchase
- Viewing Essential
- EPC = D





Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. 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, D B 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.



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Property description

**** ATTENTION FIRST TIME PURCHASERS ** IMMACULATELY PRESENTED SEMI DETACHED HOUSE ** THREE DOUBLE BEDROOMS ** LOVELY REAR GARDEN ** FITTED BREAKFAST KITCHEN ** VIEWING ESSENTIAL **** This immaculately presented THREE DOUBLE bedroom semi detached house has been tastefully decorated and finished to a superb standard throughout with outstanding features to include: tastefully decorated front sitting room and second reception room with double doors opening onto garden, modern fitted breakfast kitchen, inner hallway with Guest W.C. and useful store cupboard. To the first floor are three well proportioned bedrooms, two of the smaller with fitted wardrobes and an exceptionally stylish first floor bathroom with feature roll top bath. The well established rear garden offers a certain degree of privacy, perfect for garden entertaining for the up and coming summer months. Overall an excellent first time purchase deserving to be seen to fully appreciate!

Situated within Lanesfield, an outlying suburb of Wolverhampton. Local transport links include access by road to the Black Country Route and Birmingham New Road (A4123), metro link to Wolverhampton & Birmingham City Centres. This is a property not to miss and if you are after a home in "ready to move into" condition, then look no further; a First Time Buyer dream property.

Accommodation

WELCOMING ENTRANCE HALLWAY

LOUNGE

4.2m x 3.6m (13'9" x 11'9")

SITTING ROOM

3.9m x 3.3m (12'9" x 10'9")

BREAKFAST KITCHEN

2.8m x 2.4m (9'2" x 7'10")

INNER HALLWAY

DOWNSTAIRS GUEST WC

1.5m x 0.8m (4'11" x 2'7")

FIRST FLOOR LANDING

MASTER BEDROOM

4.0m x 3.3m (13'1" x 10'9")

BEDROOM TWO

3.6m x 3.0m (11'9" x 9'10")

BEDROOM THREE

BATHROOM WITH ROLL TOP BATH

FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/12584966>

Tenure: Freehold

To view the property plan in amazing 3D go to the Property Search at www.dbroberts.co.uk


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GROUND FLOOR

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
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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 