



1



2



1



D



Tiffany Lane, Wolverhampton, WV9 5QU

Offers over  
£130,000



## Property Description

Located in a cul-de-sac location in the north of Wolverhampton is the well presented semi detached house that is conveniently placed for road network links to include the A449, A460, M54, M6 and beyond, plus the "i54" development; perfect for the commuter.

This cosy two bedroom property is well presented throughout and offers comfortable accommodation that will likely appeal to a first time buyer, investor market, or those looking to downsize. The future potential is great with room to extend and improve subject to planning laws.

The property benefits from central heating and double glazing, internally offering a tastefully decorated living room with feature fireplace and kitchen/diner to the ground floor.

Up the stairs, two bedrooms can be found with the master benefitting from built in wardrobes, and a family bathroom.

A driveway to the front of the property provides parking whilst a pleasant enclosed garden occupies the rear and is laid mainly to lawn. With offers invited, viewing is highly recommended.

## Accommodation

SIDE ENTRANCE DOOR

ENTRANCE HALLWAY

LIVING ROOM 4.5m x 3.8m/2.9m (14'9" x 12'5"/9'6" )

KITCHEN DINER 3.8m x 2.7m (12'5" x 8'10" )

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES 3.5m x 2.9m (11'5" x 9'6" )

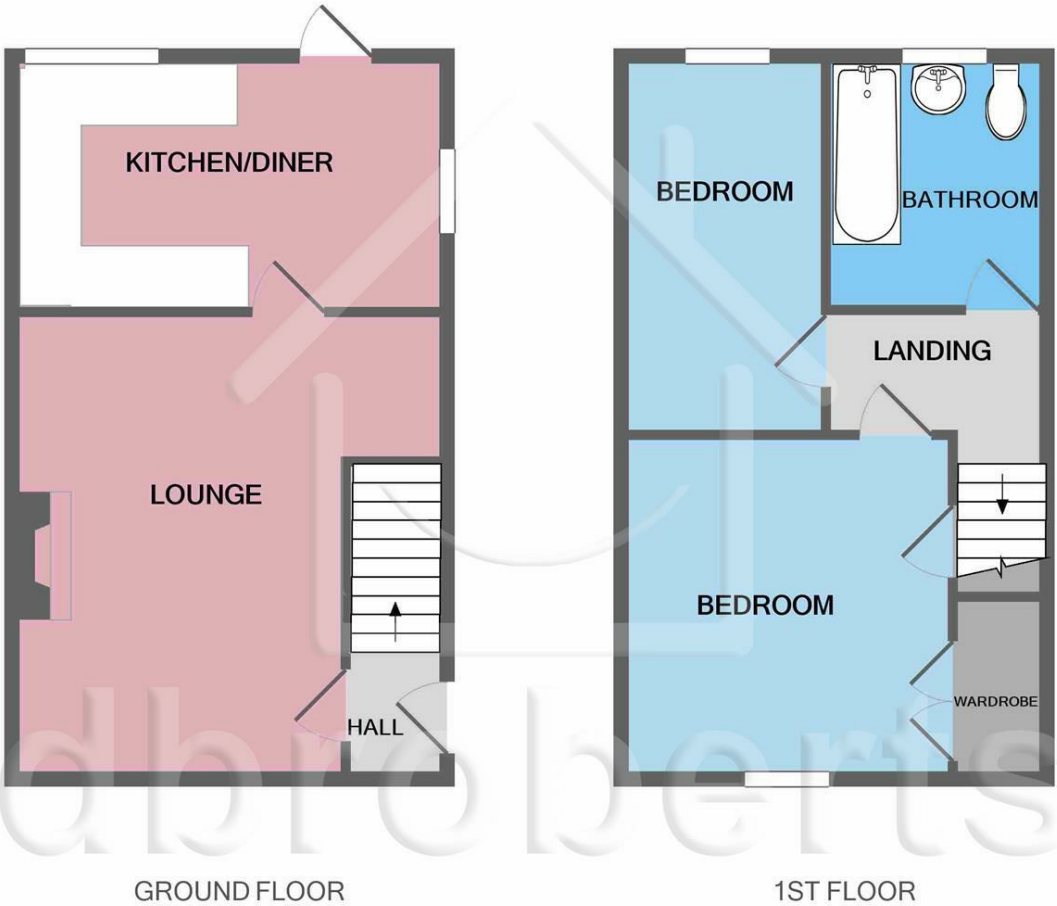
BEDROOM TWO 3.7m x 2.0m (12'1" x 6'6" )

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

**Tenure: Freehold**



# Floor Plan: Tiffany Lane, Wolverhampton, WV9 5QU



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                                 |         | 89        |
| (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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         | 92        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.

