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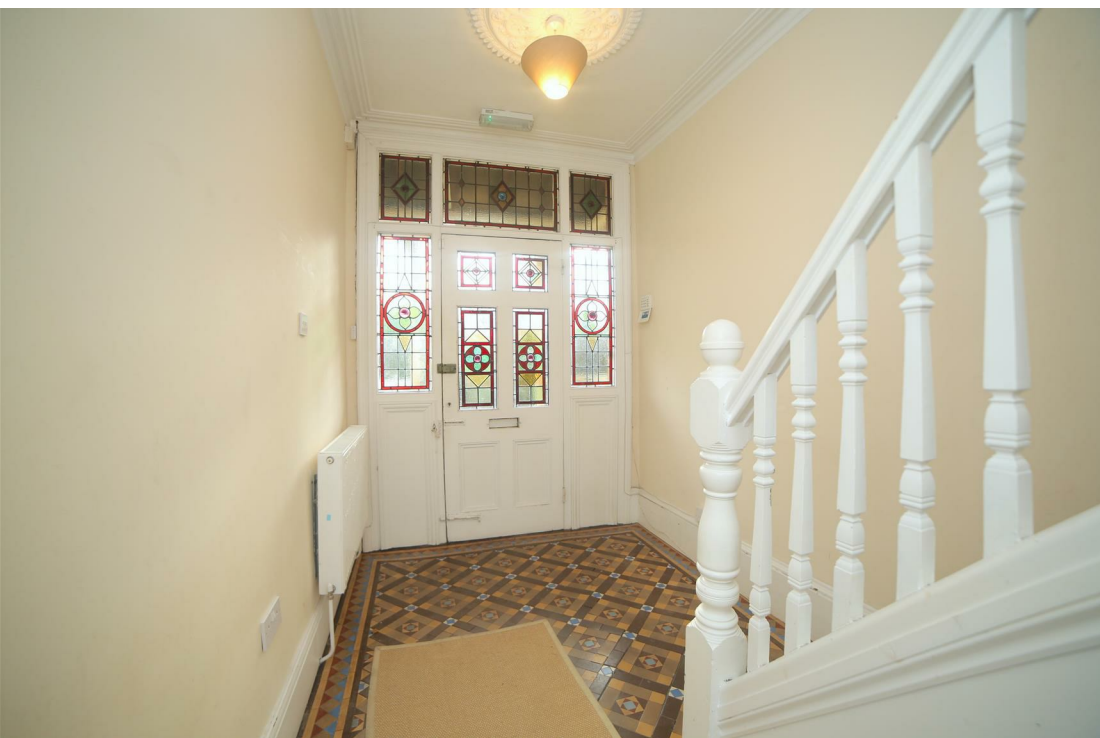


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Albert Road, West Park, WV6 0AG

Offers Around
£375,000



Property Description

The most elegant period FIVE bedroom semi detached residence, set over three floors and situated in this highly sought after address, having been completely refurbished to a high specification and providing many fine original features now allied with modern fittings. Comprising of storm porch, welcoming entrance hall with minton tiled flooring, front sitting room, further reception room well suited for a dining room or further sitting room, stunning dining kitchen, utility and ground floor shower room. The first floor offers four good sized bedrooms and housing the main family bathroom with white suite. The second floor offers a principal master bedroom suite and extensively tiled en-suite shower room. Benefiting externally from rear garage accessed via shared driveway and private, well established rear garden with ample parking to front set alongside lawned front garden. Being sold with NO UPWARD CHAIN, this property is well placed to Wolverhampton City Centre, the delightful "West Park" offering great walks for families. In addition, the area is well served by schooling in both sectors, with St. Edmunds, St Peters, Girls High School, The Grammar and Tettenhall College, all within a short distance of the property. A substantial in size property that is so very worthy of a viewing!!

Accommodation

WELCOMING ENTRANCE HALLWAY WITH MINTON FLOORING

FRONT SITTING ROOM

4.9m/4.0m x 4.6m (16'0"/13'1" x 15'1")

SECOND RECEPTION ROOM

5.2m/4.5m x 3.6m (17'0"/14'9" x 11'9")

REFITTED KITCHEN DINER

5.9m x 3.5m/3.0m (19'4" x 11'5"/9'10")

UTILITY ROOM

2.0m x 1.8m (6'6" x 5'10")

DOWNSTAIRS REFITTED SHOWER ROOM

2.0m x 1.7m (6'6" x 5'6")

FIRST FLOOR LANDING

BEDROOM TWO

5.0m/4.1m x 4.6m (16'4"/13'5" x 15'1")

BEDROOM THREE

4.6m x 3.7m (15'1" x 12'1")

BEDROOM FOUR

3.2m x 3.0m (10'5" x 9'10")

BEDROOM FIVE

2.2m x 2.1m (7'2" x 6'10")

FIRST FLOOR FAMILY BATHROOM

2.5m x 2.0m (8'2" x 6'6")

SECOND FLOOR

MASTER BEDROOM

6.8m x 6.0m/4.1m (22'3" x 19'8"/13'5")

Tenure:



Floor Plan: Albert Road, West Park, WV6 0AG



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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			
(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		73
		39	

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.

