



60 Ambergate Road

| WV14 0SR | Offers In The Region Of £375,000

**ROYSTON  
& LUND**



- Energy Efficiency Rating - B
- Contemporary open-plan kitchen / dining room fitted with skylight windows and French doors.
- Kitchen features a range of fully fitted units and integrated appliances.
- Family bathroom consists of a bath, wash basin, WC and a separate shower cubicle.
- Driveway for two vehicles.
- Access and use of a single garage.
- Four well-proportioned bedrooms.
- Master bedroom with its own convenient en-suite.
- Medium sized garden with patio space and a well-maintained lawn.





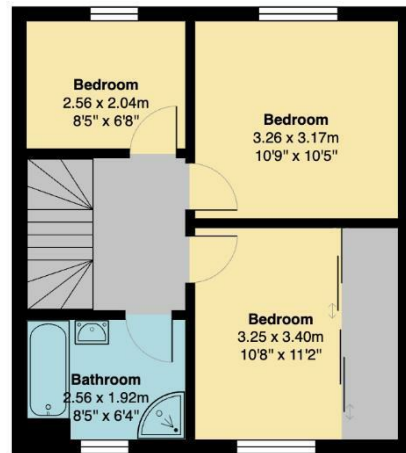
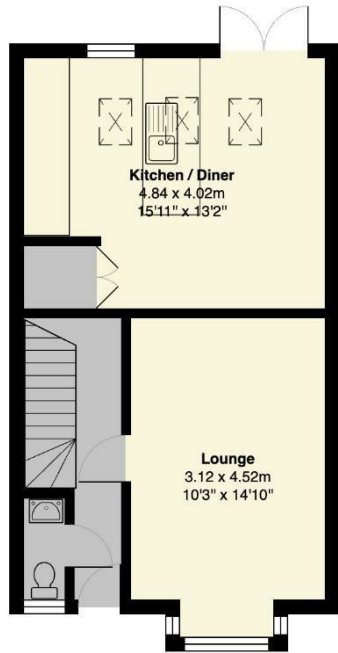


Royston & Lund are pleased to present this well-presented modern detached family home situated in Bilston, Wolverhampton. Bilston boasts a variety of local shops, cafes, and essential services, contributing to a vibrant community atmosphere. Educational facilities are well-regarded, with several primary and secondary schools serving the area.

Upon entering the property you are greeted by the welcoming entrance hall and entrance into a separate living room. The living room features a bay window and offers the space you need to unwind and relax. The practical necessities have also been considered with a downstairs WC and utility cupboard. The contemporary open-plan kitchen / dining room is fitted with skylight windows and French doors, creating brightness throughout. The kitchen also features a range of fully fitted units and integrated appliances.

To the first floor there are three well-proportioned bedrooms. The bedrooms are complemented by a family bathroom which consists of a bath, wash basin, WC and a separate shower cubicle. To the second floor there is a master bedroom complete with its own convenient en-suite and featured skylight windows, providing an abundance of natural lighting.

Outside, to the front there is a driveway for two vehicles. To the rear there is a medium sized garden which benefits from a patio space for garden furniture and a well-maintained lawn, with access and use of a single garage.



Total Area: 114.3 m<sup>2</sup> ... 1230 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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