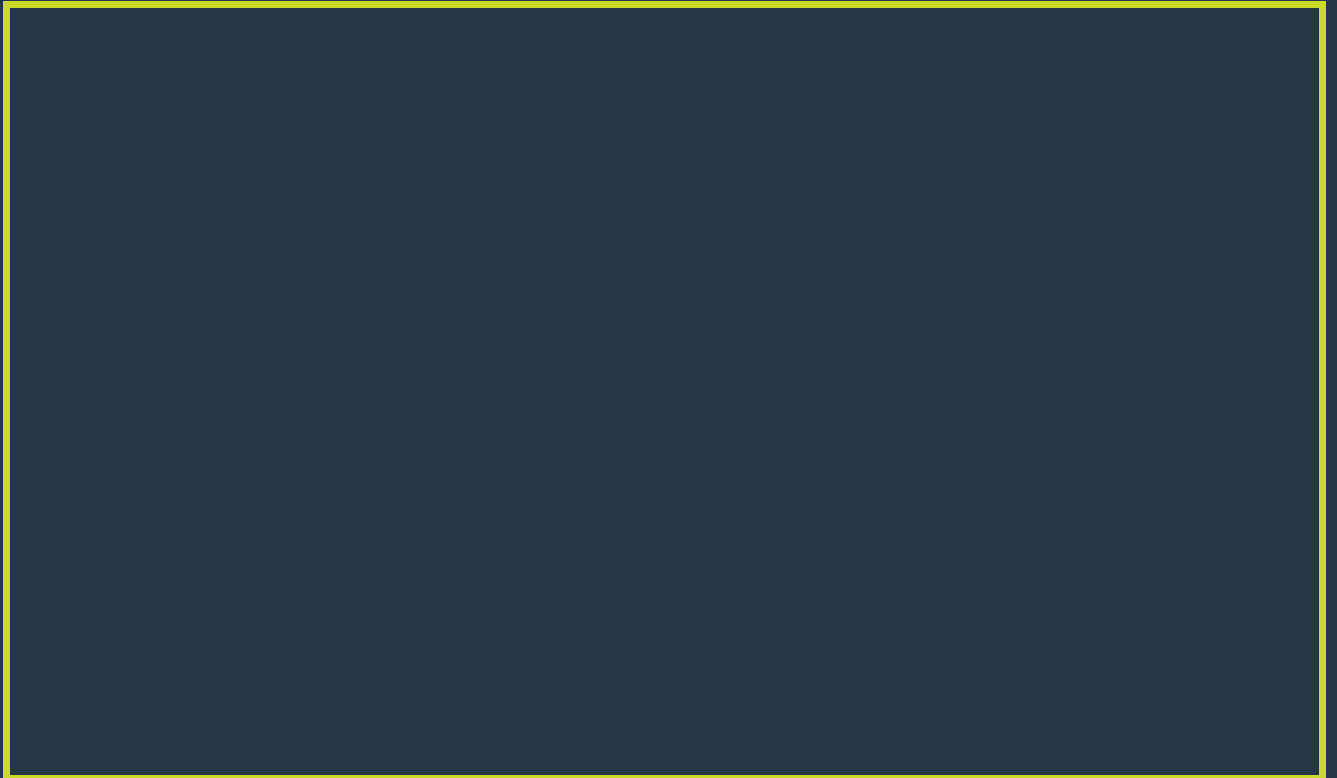
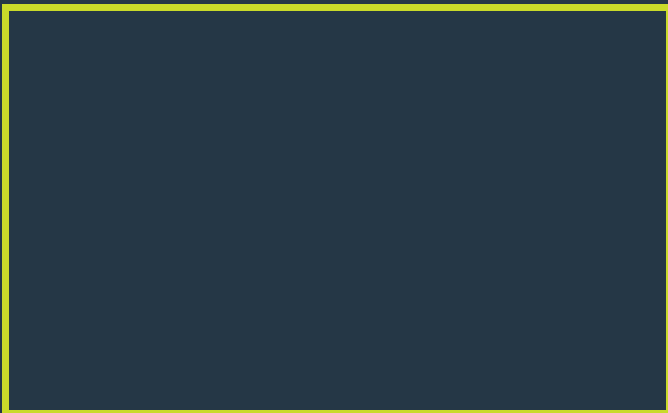
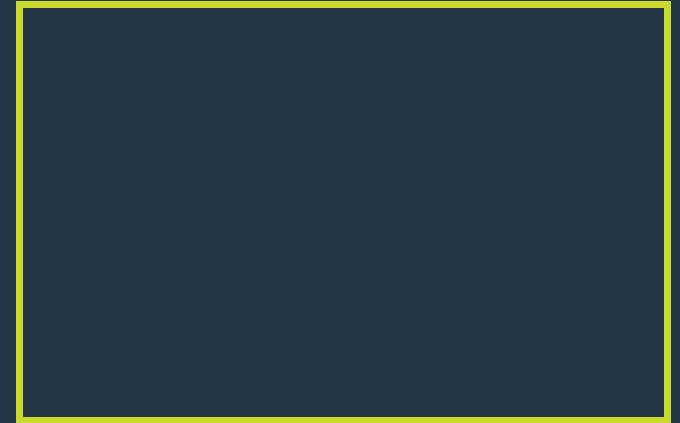
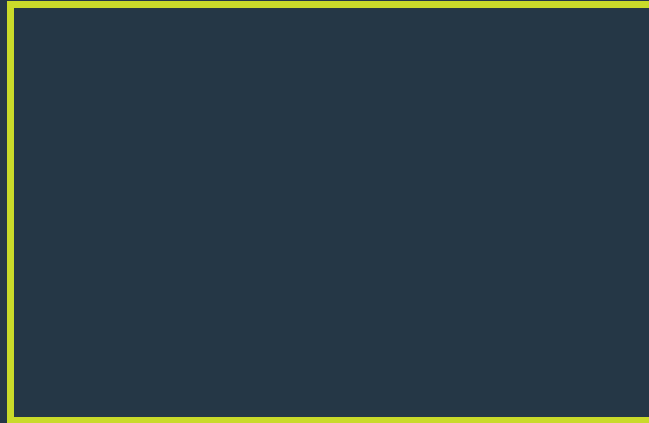


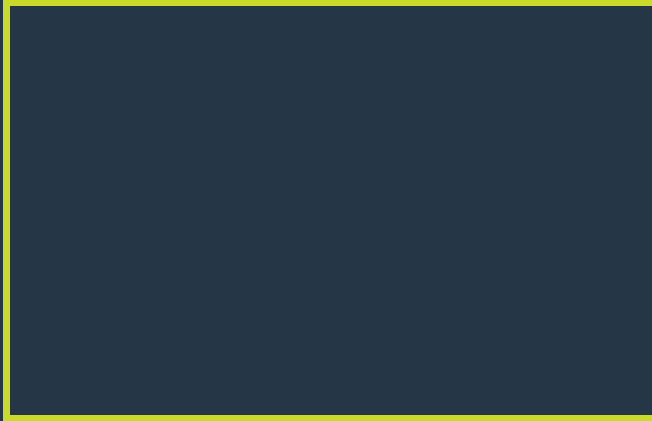
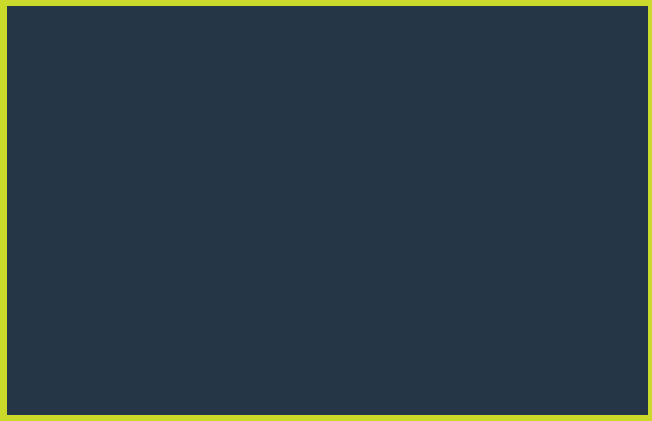
34 Vicarage Road

| WV2 1DT | Offers In Excess Of £110,000

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- Spacious Living Area
- Two Well-proportioned Bedrooms
- Potential to redesign Kitchen / Dining Area
- Family Bathroom
- A Sizeable Rear Garden
- Street Parking





****No Upward Chain**** Royston and Lund are pleased to present this two bedroom terraced property located in Wolverhampton. This property offers a fantastic renovation opportunity and tremendous potential for value appreciation. Making it perfect for investors looking to expand their portfolio and first time buyers wanting to create their dream home.

This Freehold property is situated a short distance from Wolverhampton town centre with easy access to local amenities, schools and transport links.

The property comprises of a entrance hall, living room, dining room, kitchen and to the first floor two spacious bedrooms and a family bathroom. To the rear of the property there is a sizeable garden.

This property is a rare find with great potential to become the perfect family home or a profitable investment. Viewing highly recommended!



EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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