



114 Ward Street

| WV2 2NU | Offers In The Region Of £250,000

ROYSTON  
& LUND



- Three Bedroom Semi-Detached
- Ample Size Living Room
- Principal Bedroom with En-suite
- Well Maintained Garden
- Short Drive to Central Wolverhampton
- \*No Upward Chain\*
- Full-Width Kitchen and Dining Area
- Ground Floor WC
- Driveway for Two Vehicles
- Freehold Property / EPC Rating - B / Council Tax Band - B







This attractive three-bedroom semi-detached home offers well-proportioned accommodation throughout. The ground floor begins with a long and welcoming entrance hallway that transitions into a generously arranged living room.

This connects through to a full-width kitchen with ample worktop space, neutral cabinetry, and an integrated hob and oven. There is sufficient space for a dining area, making it ideal for family living and entertaining. A convenient ground floor WC completes the layout.

Upstairs, the principal bedroom enjoys the advantage of an en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

Large French doors open out onto a well-maintained rear garden, which benefits from a combination of paved patio, lawn, planted borders, and a useful garden shed.

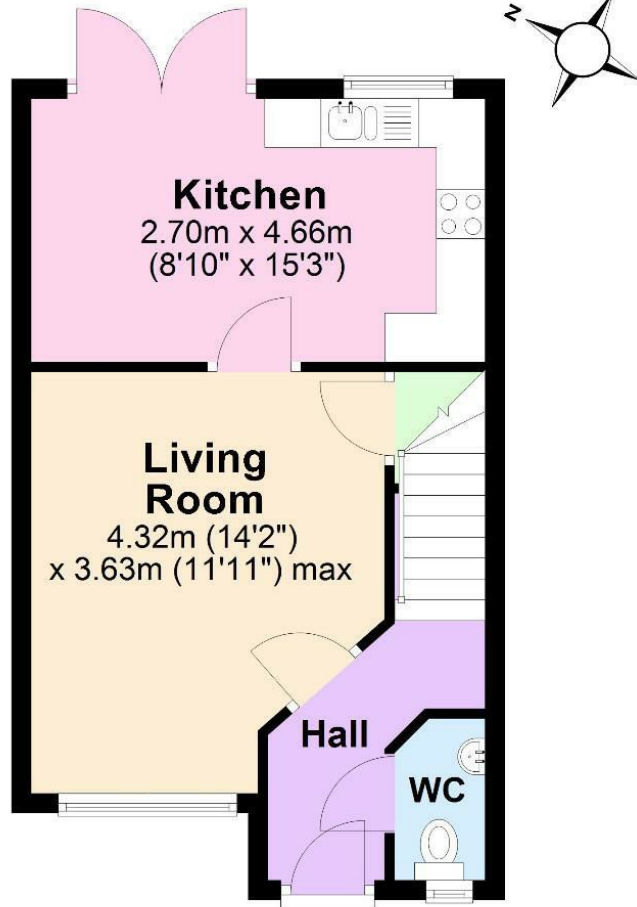
This property is situated within a convenient residential location, with local shops and everyday amenities close at hand. It is ideally suited for families, benefiting from a choice of nearby primary and secondary schools within easy reach. A children's playground is located directly on the doorstep, offering a safe and accessible outdoor space, while larger green areas, recreational facilities and Wolverhampton city centre are all just a short distance away.

\*annual service charge of approximately £50



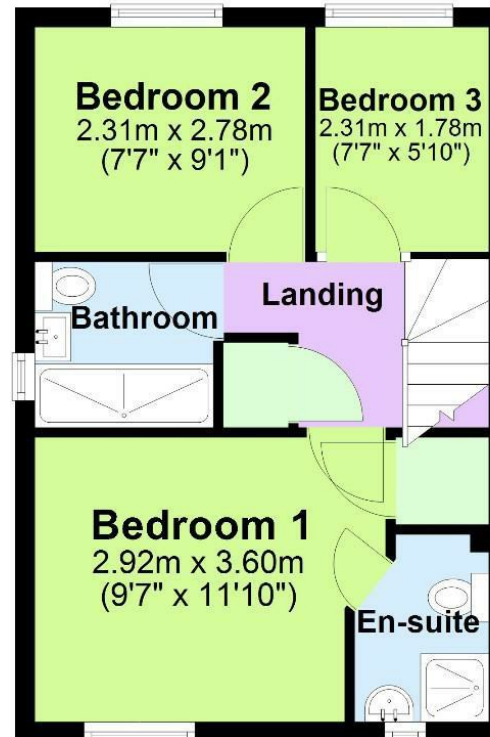
## Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 68.4 sq. metres (735.9 sq. feet)



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 96        |
| (81-91) B                                                       | 83      |           |
| (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                                                     |         |           |
| (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                         |         |           |

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.

**ROYSTON  
& LUND**