

ROYSTON & LUND



Gordon Street, Wolverhampton

Offers In Excess Of £170,000

- Three Bedroom Terraced
- Kitchen with Freestanding Cooker
- South Facing Garden
- Council Tax Band - A
- Inviting Living Room
- Modern Ground Floor Bathroom
- Freehold Property
- Spacious Dining Room
- Generous Principal Bedroom
- EPC Rating - D

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51 Gordon Street, Wolverhampton WV2 1DB

This well-presented three-bedroom terraced property opens through into an inviting living room, centred around a charming fireplace that creates a warm focal point.

Leading through is a second spacious reception room, currently used as a dining room, also benefiting from its own fireplace. Beyond this lies the fitted kitchen, complete with ample worktop space, cabinetry and a freestanding cooker. To the rear a fully fitted modern shower room with waterfall shower over bath, presenting in a clean, neutral colour palette.

Upstairs, the principal bedroom is generously proportioned, while the remaining bedrooms are both well-sized, offering flexible accommodation. The loft is boarded and has power and lighting with ladder access.

Externally, the dining room provides access to a south-facing courtyard, with gate access to a small outside space/side access. To the front, on-street parking is available.

The location also benefits from good transport links into Wolverhampton city centre, where you'll find wider shopping, leisure and cultural options, and green spaces such as West Park and East Park are within easy reach too.

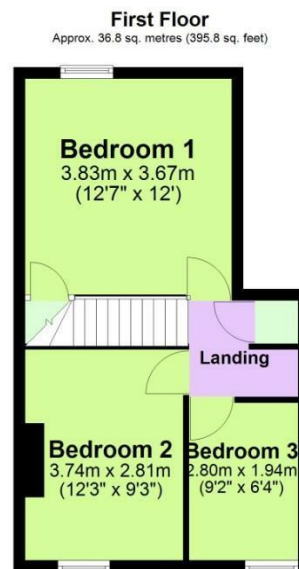
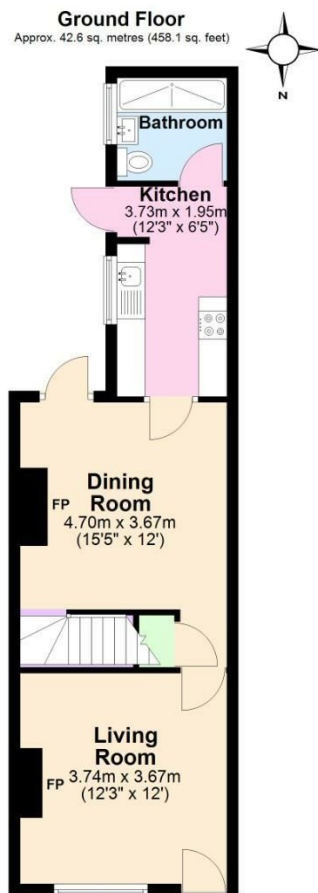
There's a choice of schools within a short distance: SS Mary and John's Catholic Primary Academy, and East Park Academy are all close by, and there are secondary schools like Progress Schools – Wolverhampton and The Royal School, Wolverhampton not far away.



Council Tax Band: A







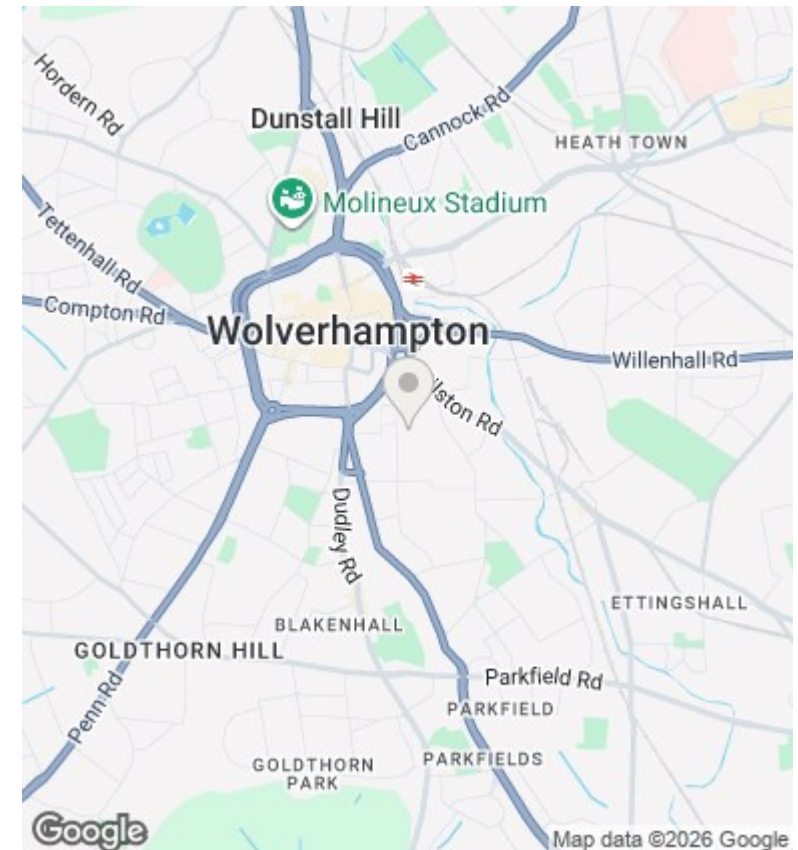
Total area: approx. 79.3 sq. metres (853.9 sq. feet)

Viewings

Viewings by arrangement only. Call 01902 338 185 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		