



The  
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## **447 Griffiths Drive, Wolverhampton, WV11 2LQ**

**Offers over £170,000**

We are pleased to present this two-bedroom, semi-detached, property located in Wolverhampton.

The property consists of – Lounge, Kitchen, Two bedrooms and a Shower room.

This property offers spacious and light-filled accommodation arranged across two floors. It is located close to Wolverhampton City Centre, and the M6 and M54 motorways are easily accessible.

The property is offered to the market CHAIN FREE and VACANT and would be perfect for a first time buyer or someone looking to invest!!

Call the office today to get a viewing!

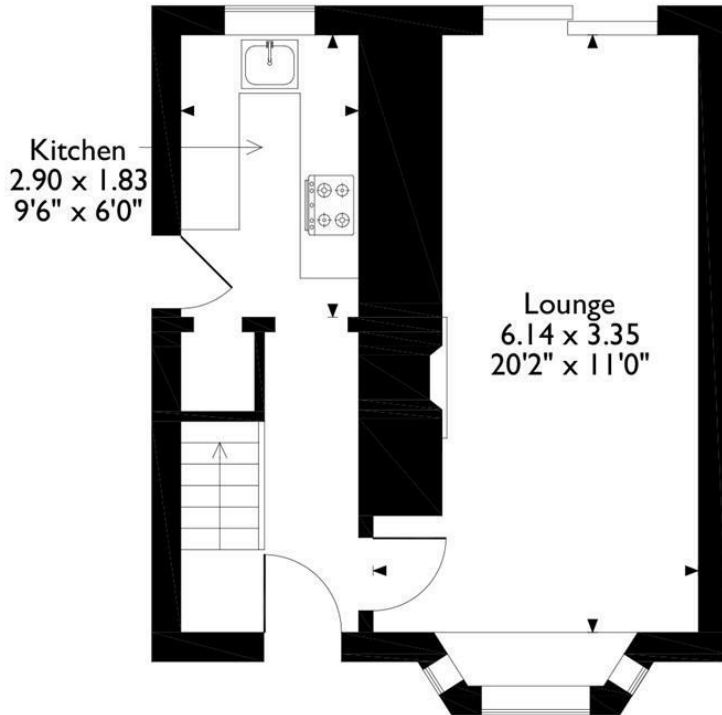




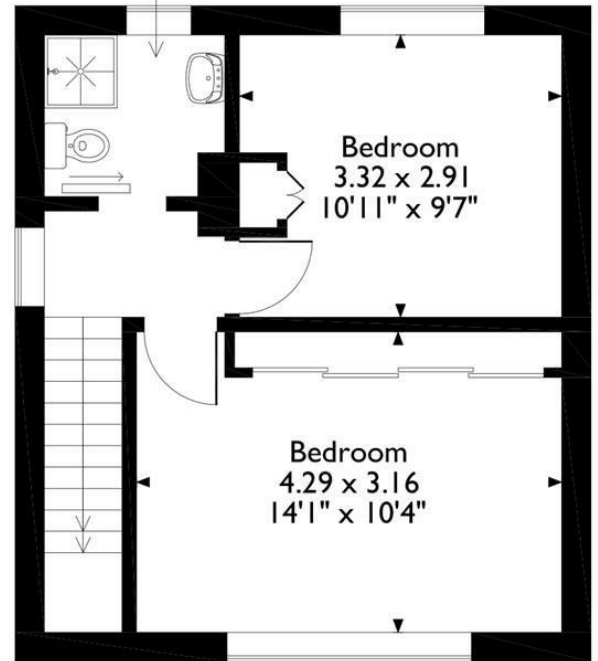
# Griffiths Drive, Wolverhampton, West Midlands

## Approximate Gross Internal Area 67 Sq M/721 Sq Ft

Shower Room  
1.91 x 1.71  
6'3" x 5'7"

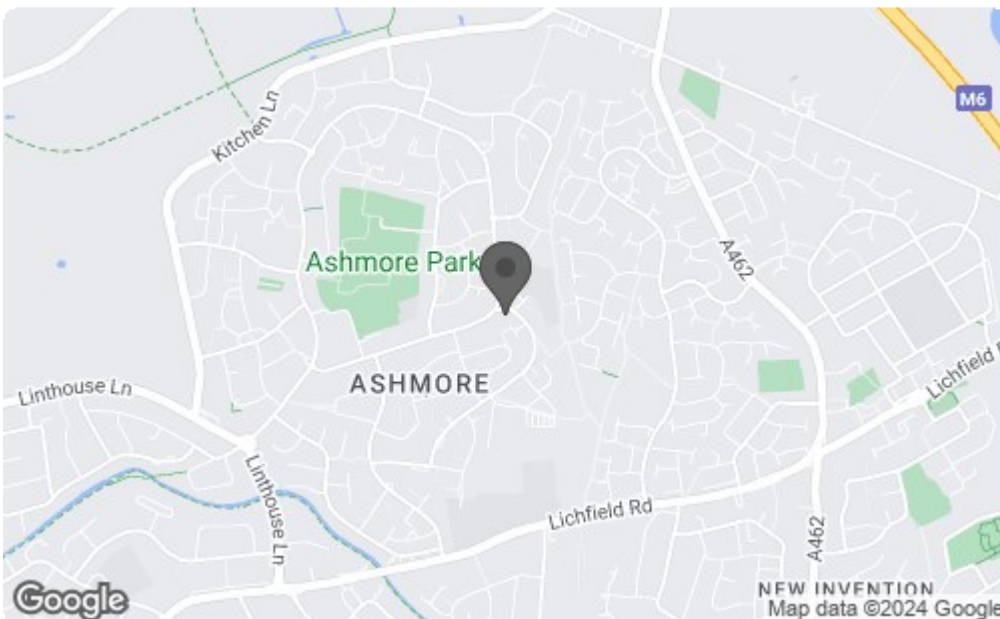


**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
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> <small>EU Directive 2002/91/EC</small>		

