



17 MAURICE GROVE WOLVERHAMPTON, WV10 0SP

OFFERS IN THE REGION OF £345,000
FREEHOLD

Extended three bedroom detached home situated in a popular cul-de-sac location in Fallings Park close to a range of amenities including shops, schools and access to public transport with the further amenities of Wolverhampton City Centre a short drive away. The property has been significantly improved by the current owners and comprises entrance porch, hallway, living room, dining kitchen, utility, orangery, ground floor w.c, three bedrooms, en-suite to master, dressing room to master, family bathroom, garage and a pleasant enclosed garden to the rear. Driveway to front providing off road parking.



17 MAURICE GROVE

- Extended Three Bedroom Detached Home • Extremely Well Presented Throughout • Dining Kitchen • Master Bedroom With En-Suite & Dressing Room • Utility Room • Orangery • Popular Location Close To A Range Of Amenities • Cul-De-Sac



APPROACH

The property is approached via a block paved driveway providing off road parking for a number of vehicles. A side gate provides access to the rear.

ENTRANCE PORCH

Double glazed windows to the side and door to the hallway.

HALLWAY

Radiator, staircase to the first floor landing, door to the living room and opening to the dining kitchen.

LIVING ROOM

Double glazed bay window to the front, radiator and decorative ceiling coving.

DINING KITCHEN

A particular feature of the property is the spacious and well appointed dining kitchen comprising double glazed windows to the rear, part tiled floor, ceiling down lighters, radiator and a contemporary range of fitted wall, drawer and base units with work surfaces above incorporating sink and drainer unit with mixer tap. The kitchen is fitted with a number of integral appliances including electric oven, 4 ring hob, microwave, coffee machine, Lamona plate warmer, dishwasher and fridge.

DINING AREA

Double glazed double doors to the Orangery, door to the utility, breakfast bar and radiator.

ORANGERY

Double glazed windows to the side, radiator and double glazed Bifold doors opening out to the rear garden.

UTILITY

Double glazed window to the rear, part glazed door to the rear, part tiled walls and fitted work surfaces incorporating a stainless steel bowl sink and mixer tap. There is space for further household appliances including plumbing for a washing machine. Doors to the ground floor w.c and garage.

GROUND FLOOR W.C

Double glazed obscure window to the rear, low level w.c and wash hand basin with splash back tiling and vanity unit beneath.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

MASTER BEDROOM

Double glazed window to the rear, radiator, doors to an en-suite and dressing room.

EN-SUITE

Double glazed window to the rear, towel rail and suite comprising close coupled w.c, wash hand basin with splash back tiling and vanity unit beneath and corner shower enclosure.

DRESSING ROOM

Double glazed window to the front and a range of fitted bedroom furniture including wardrobes, drawers and shelving.

BEDROOM TWO

Double glazed window to the front and radiator.

BEDROOM THREE

Double glazed window to the front and radiator.

FAMILY BATHROOM

Double glazed obscure window to the rear, towel rail and contemporary suite comprising close coupled w.c, wash hand basin with splash back tiling and vanity units beneath and paneled bath.

GARAGE

Up and over door to the front, lighting and power points.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. A side gate provides access to the front.

COUNCIL TAX BAND

Wolverhampton City Council - Band D

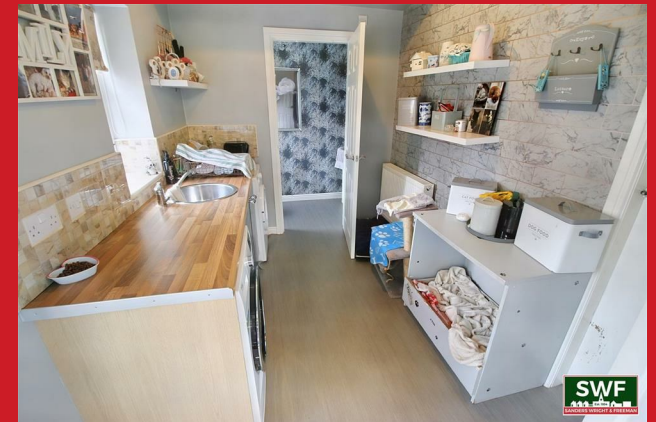
TENURE

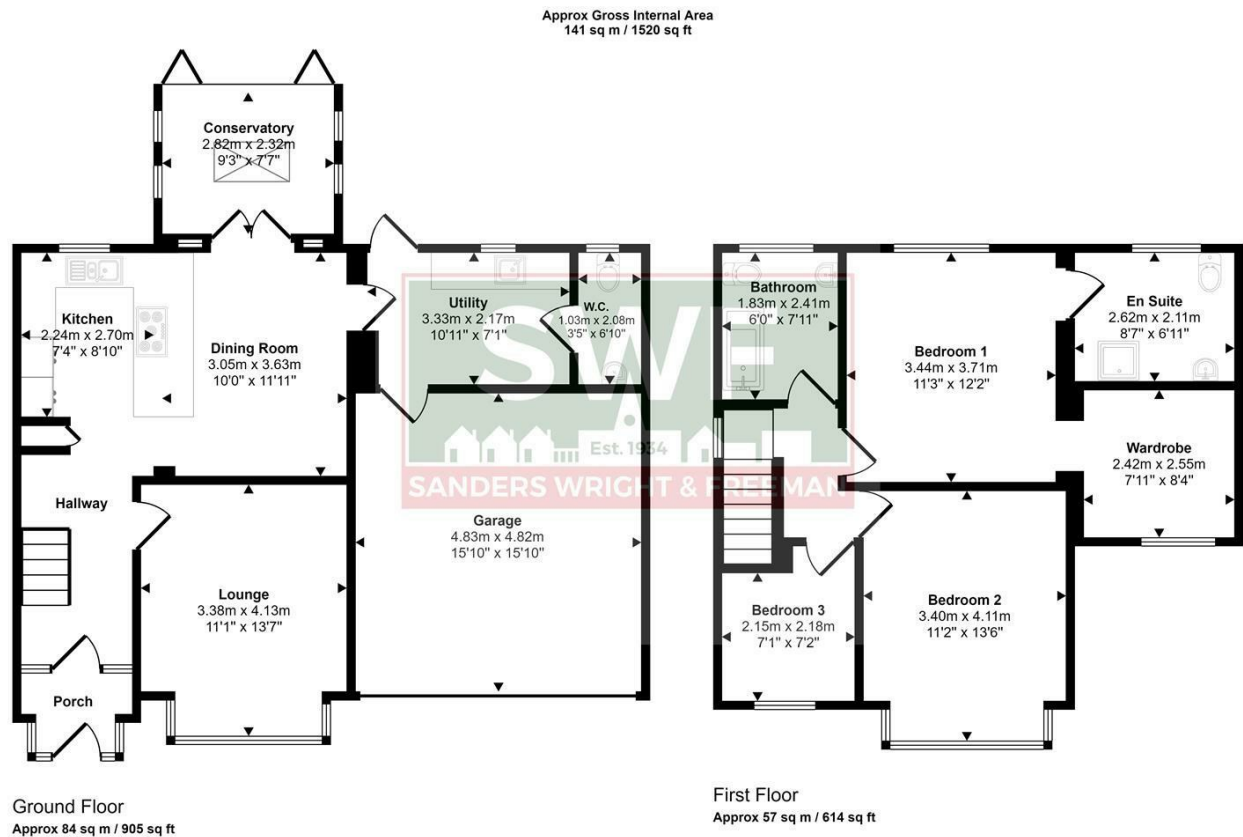
The property is freehold.

SERVICES

The agent understands that mains electricity, water and drainage are available.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements