



## 19 HOLLY GROVE

WOLVERHAMPTON, WV3 7DX

OFFERS IN EXCESS OF £230,000  
FREEHOLD

**NO CHAIN** - Extended three bedroom semi-detached home situated in an extremely popular location convenient for a range of amenities including sought after schools, shops, access to public transport and Wolverhampton city centre only a short drive away. The property has been well maintained by the current owner and features spacious accommodation throughout comprising entrance porch, hallway, separate living and sitting rooms, kitchen, three bedrooms, shower room, garage and a pleasant split level garden to the rear. A driveway to the front provides off road parking.





# 19 HOLLY GROVE

- No Onward Chain • Extremely Popular
- Location • Situated Close To A Range Of Amenities • Extended Living Room • Extended Kitchen • Three Bedrooms • Garage • Driveway Providing Off Road Parking



## APPROACH

The property is approached via a block paved driveway providing off road parking with a courtyard adjacent. Gates provide access to the side.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Staircase to the first floor landing, useful under stairs cupboard, radiator and doors to the sitting room, extended living room and kitchen.

## SITTING ROOM

Double glazed bay window to the front, radiator and feature fireplace.

## EXTENDED LIVING ROOM

Double glazed window to the rear, radiator and wall mounted gas fire.

## KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in gas oven with 4 ring gas hob above and space for various household appliances including fridge freezer, dryer and plumbing for both a dishwasher and washing machine. A part glazed door provides access to the side.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

Double glazed window to the rear, radiator and built in wardrobes with overhead storage.

## BEDROOM TWO

Double glazed window to the front, radiator and fitted wardrobes with sliding doors.

## BEDROOM THREE

Double glazed window to the front and radiator.

## SHOWER ROOM

Double glazed obscure window to the rear, built in storage cupboard, tiled walls, towel rail and suite comprising close coupled w.c, wash hand basin with vanity units beneath and corner shower enclosure.

## GARAGE

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

## REAR GARDEN

To the rear of the property is an extremely well maintained split-level garden with steps leading down to a paved patio area with pond.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## TENURE Freehold

The property is freehold.

## SERVICES

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

## BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

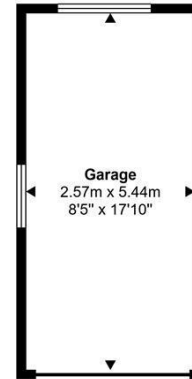
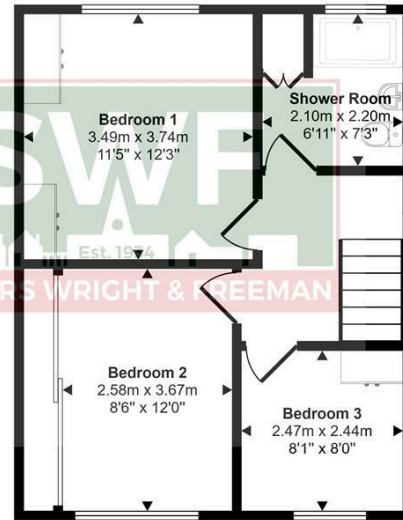
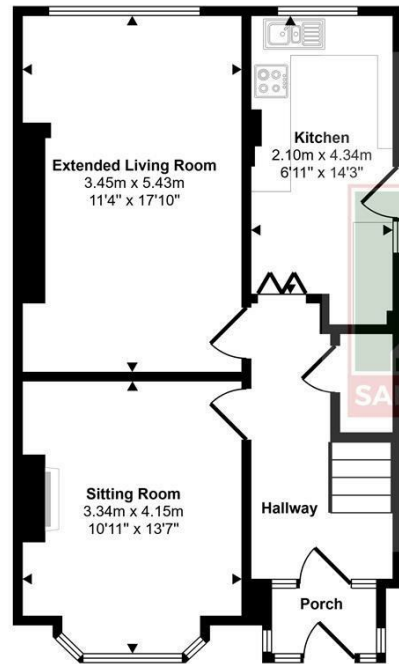
## OTHER INFORMATION

The agent understands that the property has been underpinned.

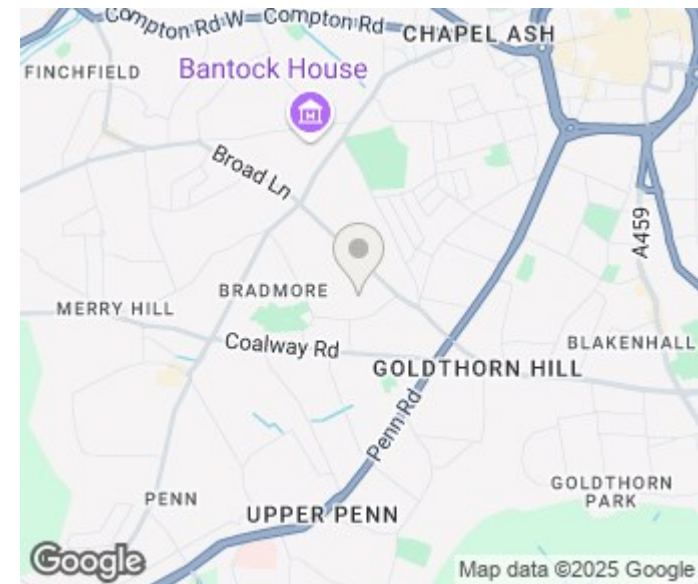
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Approx Gross Internal Area  
112 sq m / 1208 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</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>	EU Directive 2002/91/EC	



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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