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Rookery Lane, Wolverhampton, WV2 4PY

Offers over
£350,000



Property Description

A fine family home in a sought after area with extensive accommodation and a charming mature garden. Located within a popular address, standing in an established residential area within easy reach of a wide range of amenities and facilities, there is easy access to the City Centre, M6/M5 motorway links for a commuter and the area is well served by schooling.

Being sold with NO UPWARD CHAIN, the property itself is a well proportioned detached family residence which has been well cared for and maintained by the current owners and been a home solely to them for many years and you can see why! With the internal living accommodation, there is a spacious flow of living space to offer to the ground floor and the house stands in a lovely plot with an excellent garden to the side and rear that must be viewed to fully appreciate. In brief the property comprises of; porch and welcoming entrance hallway, guest WC, living room with bay window to front, separate dining room, well proportioned kitchen with various integrated appliances and utility room. To the first floor, there is a superb landing giving access to FOUR well proportioned bedrooms and stylish bathroom with separate shower cubicle. Further benefiting from double glazing and central heating, the property offers parking for various vehicles and garage that subject to planning laws, could offer scope to be converted into further living accommodation for a growing family.

Accommodation

ENTRANCE PORCH	
WELCOMING ENTRANCE HALLWAY	
GUEST WC	
LIVING ROOM	4.7m/3.6m x 4.5m (15'5"/11'9" x 14'9")
RECEPTION ROOM	3.5m x 3.4m (11'5" x 11'1")
KITCHEN	5.3m x 3.5m/2.4m (17'4" x 11'5"/7'10")
UTILITY ROOM	1.9m x 1.1m (6'2" x 3'7")
IMPRESSIVE FIRST FLOOR GALLERY LANDING	
MASTER BEDROOM WITH FITTED WARDROBES	4.5m x 3.6m (14'9" x 11'9")
BEDROOM TWO	3.5m x 3.3m (11'5" x 10'9")
BEDROOM THREE	3.2m x 2.4m (10'5" x 7'10")
BEDROOM FOUR	2.4m x 2.4m (7'10" x 7'10")
STYLISH BATHROOM WITH SEPARATE SHOWER CUBICLE	
GARAGE	4.2m x 2.4m (13'9" x 7'10")
FLOORPLAN & SPACE PLANNER	

Tenure: Freehold



Floor Plan: Rookery Lane, Wolverhampton, WV2 4PY



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

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We are available
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9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

