

for sale  
**£250,000** Freehold



Old Fallings Lane Wolverhampton WV10 8BH



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## Property Description

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## Porch

Sliding doors from drive with door into hall.

## Hall

Stairs leading to landing, store cupboard and doors leading to;

## Lounge

12' 1" Max x 11' 9" ( 3.68m Max x 3.58m )  
Front aspect double glazed bay window and radiator.

## Kitchen/ Dining Area

14' 7" Max x 18' 7" Max ( 4.45m Max x 5.66m Max )  
Doors leading into veranda with space for dining area and radiator. Modern kitchen comprising of wall and base units, built in oven, gas hob and space for appliances.

## Veranda

4' 2" x 18' 7" ( 1.27m x 5.66m )  
Rear aspect double glazed windows with double doors to rear garden.

## Landing

Doors leading to;

## Bedroom One

14' 1" x 11' 9" Max ( 4.29m x 3.58m Max )  
Rear aspect double glazed window and radiator.

## Bedroom Two

10' 1" x 11' 2" Max ( 3.07m x 3.40m Max )  
Front aspect double glazed window and radiator.

## Bedroom Three

6' 5" x 7' 5" ( 1.96m x 2.26m )  
Front aspect double glazed window and radiator.

## Bathroom

Rear aspect double glazed window. Shower over bath, low level flush toilet, wash hand basin and tiled splash prone areas.

## Garage

16' 4" x 9' 8" ( 4.98m x 2.95m )  
Up and over door to the front and a side door to rear garden.

## Outside

Front- Block paved shared driveway.  
Rear- Block paved patio area leading to lawn and access to garage.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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