



Griffiths Drive, Ashmore Lake  
Wolverhampton, WV11 2JT

Offers Over £200,000



## Ashmore Lake

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Welcome to Griffiths Drive and this deceptively spacious family home located in the sought after Ashmore Park Estate ideal for first-time buyers and families alike with schools, shops and amenities close-by. Local bus routes offer excellent transport links to Wednesfield and Wolverhampton and road links provide access to New Cross Hospital and the M6/M6 Toll Motorway network.

The property offers ample driveway parking and internally comprises of an entrance hallway leading into a stylish modern kitchen by Howdens with a versatile laundry/utility area ideal for appliances, storage and a home for pets with access doors to the front and rear of the property. The sizeable living room has a feature fireplace and space for a dining table. French doors lead out to the rear garden.

To the first floor are two good-sized bedrooms and a refitted contemporary style bathroom. The main bedroom has built-in wardrobes. To the outside is a private and well established rear garden with a superb patio area ideal for outside dining and gates leading to the lawn area.

This superb property would make an excellent first purchase and is located in a highly sought after area, early viewings are highly recommended to avoid missing out! Call Paul Carr Estate Agents to arrange a visit.







## Property Specification

Spacious & Well Presented Starter Home  
Modern & Stylish Howdens Kitchen  
Lounge/Dining Room with French Doors  
Laundry Room with Ample Storage  
Two Double Bedrooms

### Hall

Kitchen 2.87m (9'5") x 2.28m (7'6")

Lounge/Diner 6.14m (20'2") x 3.96m (13')

Utility Area 6.14m (20'2") x 2.00m (6'7")

### Landing

Bedroom 1 3.59m (11'9") max x 3.20m (10'6")

Bedroom 2 3.32m (10'11") x 2.84m (9'4")

### Bathroom

### Agent's Note:

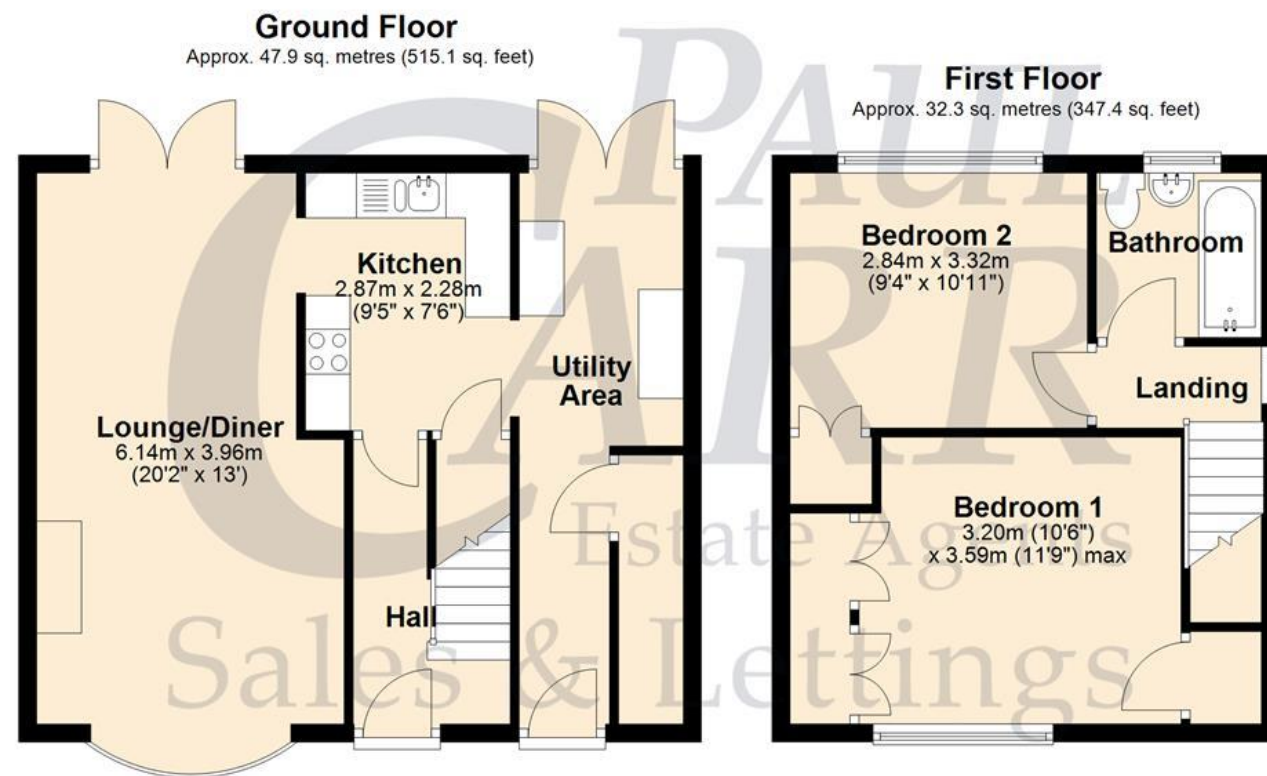
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 5th February 2025

### Viewer's Note:

Services connected:  
Council tax band: A  
Tenure:

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

