



50 Abbeyfield Road, Fordhouses

**THOMAS HARVEY**  
ESTATE AGENTS



# A Beautifully Presented Three Bedroom Semi-Detached House With A Stylish Interior. Being Most Convenient For the M54 Motorway

**50 Abbeyfield Road, Fordhouses, Wolverhampton, WV10 8TH**  
**Asking Price: £245,000**

**Tenure: Freehold**  
**Council Tax: Band B - Wolverhampton**  
**EPC Rating: D (68) No: 8792-7521-0640-4191-9992**  
**Total Floor Area: 674sq. ft (62.6sq m) Approx.**  
**Services: We are informed by the Vendors that all main services are installed**

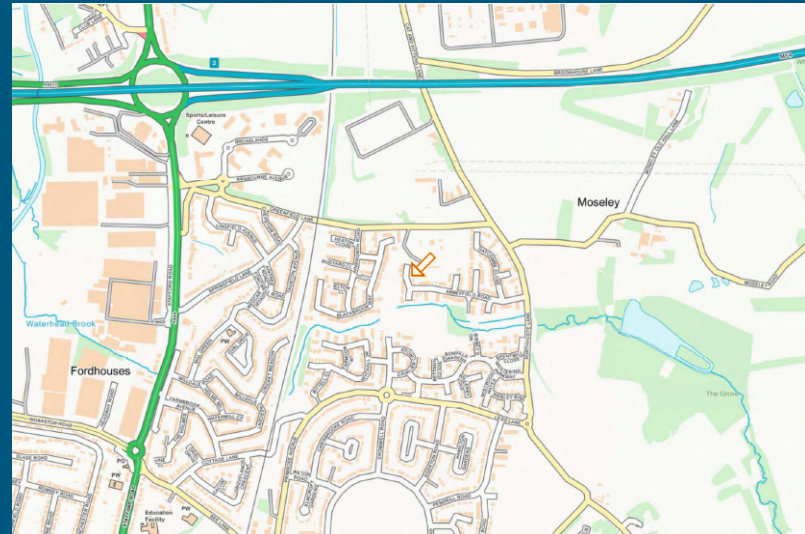
Occupying a choice position in a small select cul de sac just off Northcote Lane and therefore extremely convenient for the majority of amenities including easy access to the M54, this well designed semi-detached property has been restyled in recent years to create a first class example of its type and perfect opportunity for First Time Buyers.

With no expense spared, 50 Abbeyfield Road has been sympathetically well maintained providing a luxury home and having many striking features, such as quality carpets & flooring, trendy décor throughout, feature marble fire place in the living room, modern white family bathroom, distinctive block paved driveway and a full width open plan dining kitchen fitted by Howdens Kitchens.

Internal inspection will reveal a most stylish interior and at approx. 674sq ft., the accommodation includes entrance hall with stairs to first floor, front living room with boiler cupboard, full width dining kitchen with a range of built in appliances, first floor landing with three bedrooms and bathroom with white suite. At the front of the property is a double width driveway providing ample off road parking and side access to the rear garden which has been neatly landscaped & designed perfectly for hosting summer garden parties.

Not only is the property convenient for the M54 motorway, the area is served well with schooling in both sectors, a range of local shops, the i54 Business Park and Wolverhampton city centre is only approx. 3 miles away.

Ideal for purchasers requiring a property, ready to just move into, the gas centrally heated and double glazed interior further comprises:



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



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**Canopy Porch to Entrance Hall:** Rockdoor black composite door with leaded opaque inset, covered radiator, laminate flooring and stairs to first floor.

**Living Room: 15'3" (4.67m) x 11'1" (3.38m)**

Feature marble fire place & hearth with modern surround & gas coal fire, radiator, double glazed bow window to front and built in storage cupboard housing the wall mounted gas fired central heating boiler.

**Open Plan Dining Kitchen: 14'4" (4.40m) x 8'7" (2.66m)**

Recently refitted to include a luxury contemporary suite supplied by Howdens Kitchens including a range of base cupboards & drawers with suspended wall cupboards, matching laminate 'light wood effect' worktops & breakfast bar, white Lamona 1.5 drainer sink unit, built in appliances include 4-ring gas hob with concealed extractor hood over, double electric oven, combination microwave/oven, fridge, freezer & dishwasher, plumbing for washing machine, white glazed brick tiled splashbacks, radiator, recessed ceiling spot lights, tiled flooring and double glazed window to rear with matching French doors.

**First Floor Landing:** Built in storage cupboard, loft hatch and double glazed opaque window to side.

**Bedroom One: 14'1" (4.30m max) x 8'1" (2.46m)**

Radiator and double glazed window to front.

**Bedroom Two: 9'9" (3.02m max) x 8'2" (2.51m)**

Radiator and double glazed window to rear.

**Bedroom Three: 10'2" (3.10m) x 6'1" (1.86m)**

Radiator and double glazed window to front.

**Bathroom: 6ft (1.83m) x 5'7" (1.73m)**

Fitted with a modern white suite comprising panelled bath with shower unit over & screen, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, recessed ceiling spot lights, tiled effect vinyl flooring and double glazed window to rear.

**Rear Garden:** Neatly landscaped rear garden providing a most pleasant outlook and comprising full width paved patio with side access, shaped centre lawn, flowering borders with a variety of shrubs & bark chippings, exterior lighting & water supply with surrounding fencing.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

























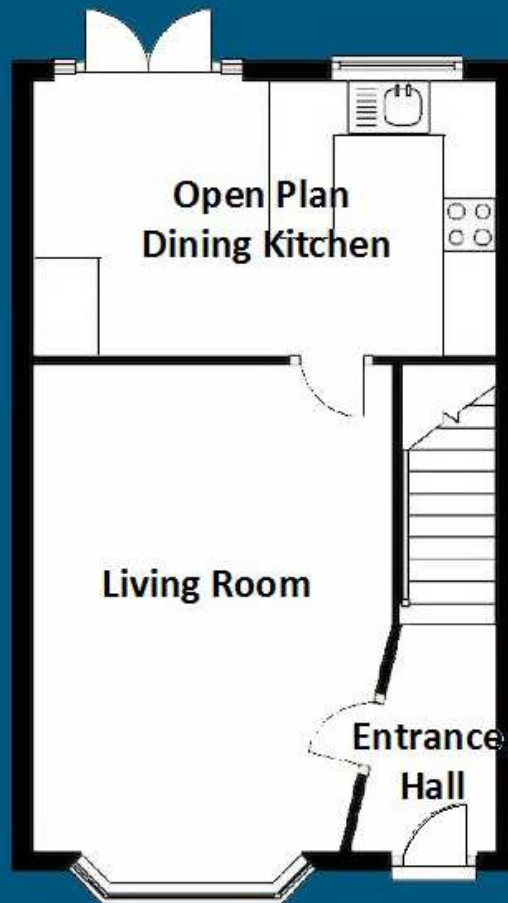




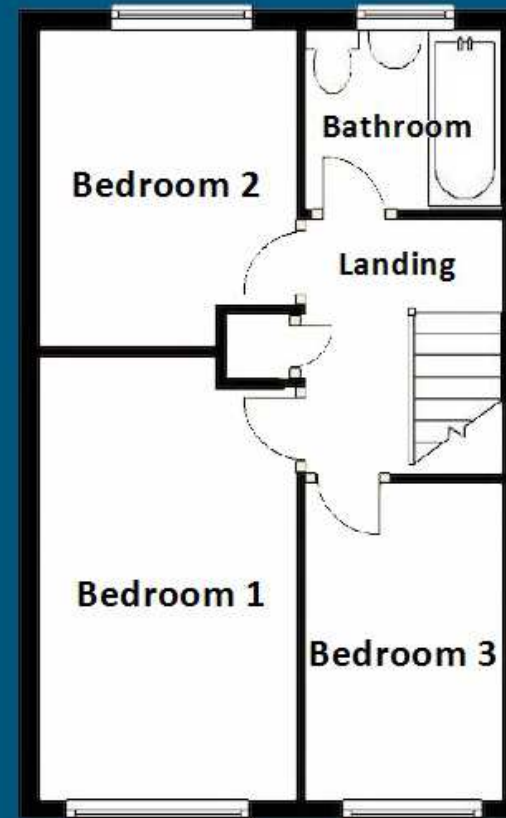




## Ground Floor



## First Floor



**Total Floor Area: 674.1sq feet  
(62.6sq metres) Approx.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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