



71 Abbeyfield Road, Fordhouses

THOMAS HARVEY
ESTATE AGENTS

A Modern Three Bedroom Semi Detached House, In A Popular Residential Area & Occupying A Large Plot With Tremendous Potential To Extend The Accommodation (Subject To Planning Permission)

71 Abbeyfield Road, Fordhouses, Wolverhampton, WV10 8TH
Asking Price: £230,000

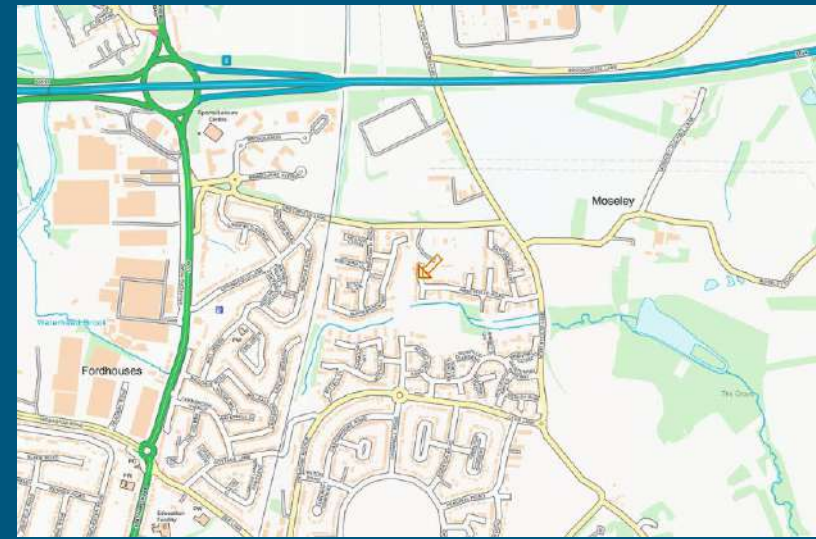
Tenure: Freehold
Council Tax: Band B - Wolverhampton
EPC Rating: C (69) No: 9330-2764-6490-2994-1315
Total Floor Area: 710sq ft. (66.0sq.m.) Approx.
Services: We are informed by the Vendors that all main services are installed

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 well maintained over the years, yet is an excellent example for buyers requiring a home to restyle to own requirements.

Having one of the largest plots on the road at a generous site of approx. 3,613.9sq feet, internal inspection is highly recommended to appreciate this charming property. Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall with stairs to first floor, front 15ft living room and a rear full width breakfast kitchen with a matching suite of laminate units. On the first floor there are three bedrooms and the bathroom is fitted with a smart white suite. At the front of the house is off road parking and the mature & fully stocked rear garden enjoys a south-west facing aspect, maintaining the maximum privacy with woodland & fields adjacent. As No 71 enjoys a large plot, there is a tremendous potential to extend the accommodation on the side or for the construction of a detached garage/ outbuilding (Subject to Planning Permission).

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 interior further comprises:



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



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Entrance Hall: PVC double glazed front door, built in meter cupboard with shelving, radiator and stairs to first floor.

Living Room: 15'1" (4.60m) x 11'2" (3.40m)

Marble fireplace & hearth with gas coal fire, radiator, wall light points, built in under stairs cupboard and double glazed bow window to front.

Full Width Breakfast Kitchen: 14'5" (4.40m) x 8'6" (2.60m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops including breakfast bar, built in electric oven, 4-ring gas hob with extractor hood over, wall mounted gas fired Worcester central heating boiler, plumbing & recess for both dishwasher & washing machine, radiator, tiled flooring and double glazed window to rear with matching double doors to garden.

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

Bathroom: 6'1" (1.85m) x 5'7" (1.70m)

Fitted with a white suite comprising panelled bath with electric shower unit over, low level WC, pedestal wash hand basin, tiled walls & flooring, radiator and double glazed opaque window to rear.

Bedroom One: 12'10" (3.90m) x 8'2" (2.50m)

Built in double wardrobe, radiator, coved ceiling and double glazed window to front.

Bedroom Two: 8'6" (2.60m) x 8'2" (2.50m)

Built in double mirrored wardrobes, radiator and double glazed window to rear.

Bedroom Three: 9'10" (3.00m) x 6'3" (1.90m)

Radiator and double glazed window to front.

South- West Facing Rear Garden: A mature and fully stocked rear garden providing the maximum privacy, backing onto woodland & greenery, the L-Shaped garden which measures at approx. 2,082.1sq feet includes paved terrace, shaped lawn, flowering borders with a variety of shrubs & trees, large timber shed, surrounding fencing and side gate leading to front.

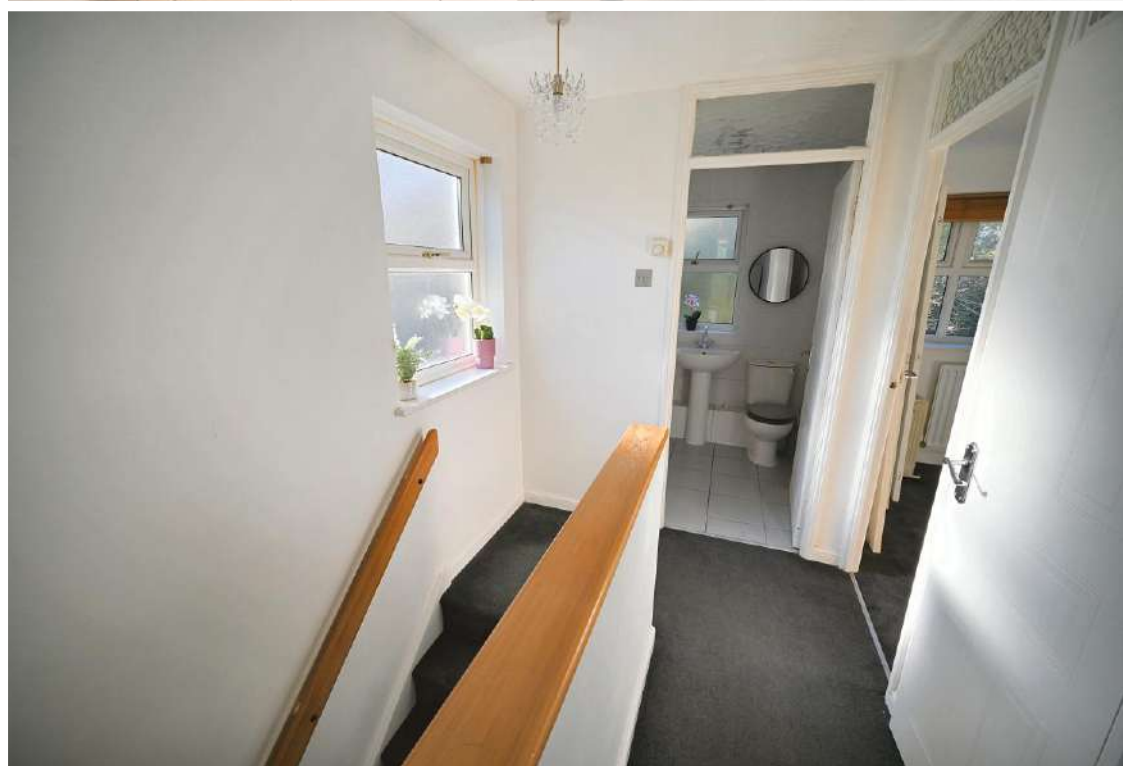
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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









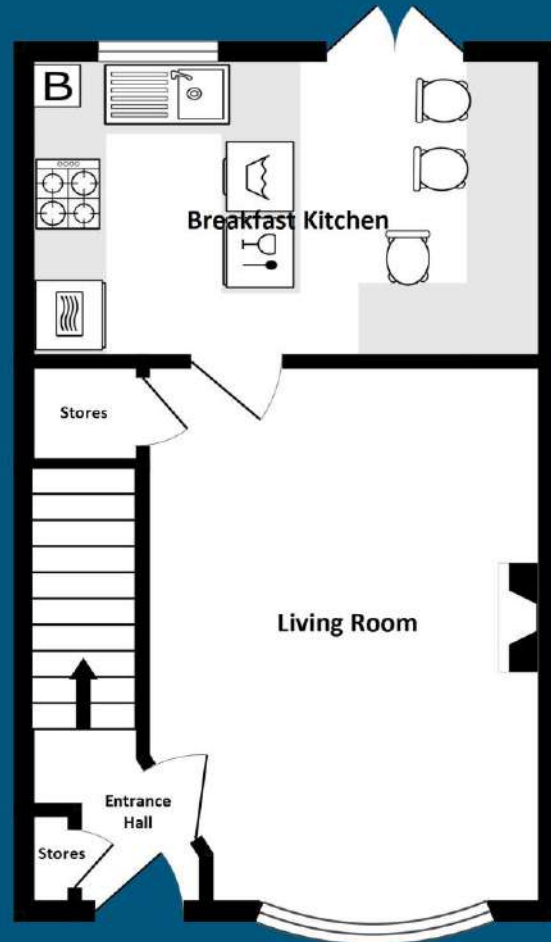






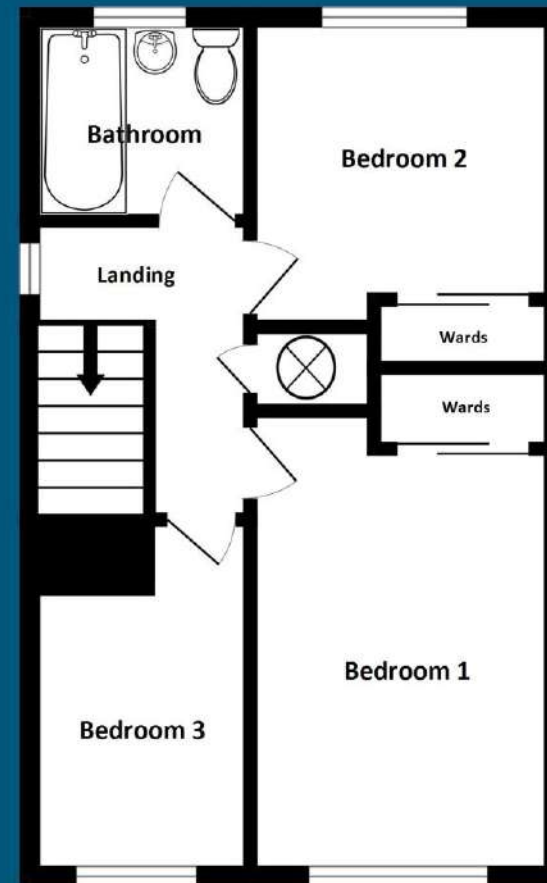
Ground Floor

Approx.: 355sq.ft (33.0sq.m)



First Floor

Approx.: 355sq.ft. (33.0sq.m.)



Total Floor Area: 710sq.ft. (66.0sq.m)
Approx.

PROPERTY MISDESCRIPTION ACT 1991

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.

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