



30 Springfield Lane, Fordhouses

THOMAS HARVEY
ESTATE AGENTS

A Restyled & Well Designed Three Bedroom Detached House. An Excellent Example Of A Family Home & In An Established Residential Area, Convenient For The M54 Motorway!

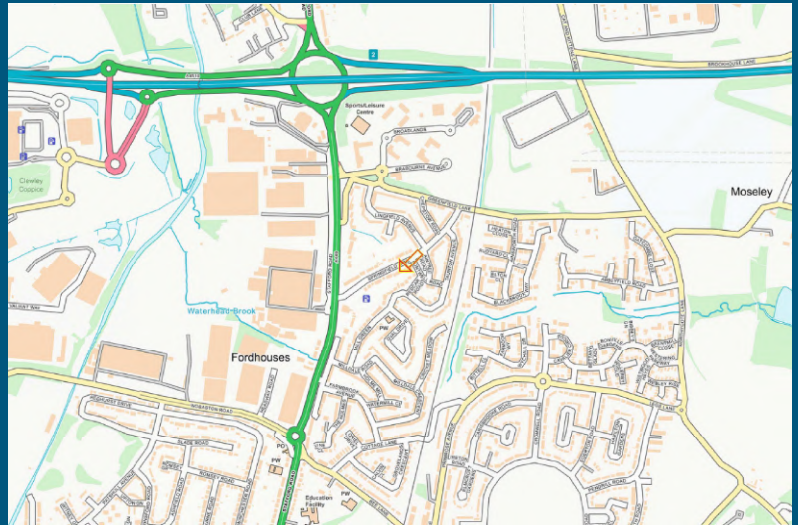
30 Springfield Lane, Fordhouses, Wolverhampton, WV10 6PX
Asking Price: 425,000

- Tenure: Freehold
- Council Tax: Band D - Wolverhampton
- EPC Rating: C (69) No: 7334-0521-8400-0022-1202
- Total Floor Area: 1,335.5sq feet (124.1sq metres)
- Services: We are informed by the Vendors that all main services are installed
- Broadband – Ofcom checker shows Standard & Ultrafast are available
- Mobile: Ofcom checker shows four main providers have likely coverage indoor and outdoor.

Situated in a well-established residential area, extremely convenient for a vast range of amenities including shops and schools in both sectors, this deceptive detached house has been restyled in recent years to create an excellent example of a family home and perfect for buyers requiring a property, ready to just move into!

Deceptive externally & having a traditional facade, internal inspection will reveal a spacious and versatile layout whilst utilising the maximum space, all producing a well maintained and comfortable living interior. At approx. 1335.5sq feet, the well-designed interior includes reception porch to entrance hall with staircase to first floor & built in cloaks cupboard, front living room and rear sitting/ dining room which both feature wood burner stoves. The rear kitchen has been recently refitted to include a stunning contemporary suite having the use of an adjacent lobby with utility area and guest cloakroom. On the first floor there are three bedrooms and a spacious well-appointed family bathroom fitted with a quality Heritage style white suite. At the front of the house is a block paved driveway providing ample off road parking and leads to the garage at side. The fully stocked rear garden enjoys a south facing aspect and has been neatly landscaped to create a most pleasant setting and excellent useable outdoor space.

Located just off the Stafford Road and therefore having the M54 motorway less than 0.5miles away, Springfield Lane is also with easy access of i54 Business Park, Wolverhampton City Centre and having excellent transport link close by. With viewing highly recommended, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed door with full height matching side windows and terracotta tiled flooring. **Entrance Hall:** Internal hardwood opaque glazed window with matching side windows, radiator, coved ceiling, and C-Shaped staircase to first floor with built in cloaks cupboard below.

Living Room: 15'3" (4.68m into bay) x 12'4" (3.79m)

Italian style marble fireplace with wood burner stove, white vertical radiator, coved ceiling, wood stripped flooring and double glazed bay window to front.

Sitting/ Dining Room: 13'0" (3.98m) x 10'8" (3.31m)

Open fireplace with stone hearth, oak mantle & log burner stove, radiator, coved ceiling, wood stripped flooring and double glazed double doors to rear garden.

Kitchen: 10'7" (3.27m max) x 12'1" (3.70m max)

Fitted with a smart suite of matching dark grey units comprising a range of base cupboards, drawers & suspended wall cupboards, granite worktops with sunken Belfast sink & chrome mixer tap, built in dishwasher, recess & gas point for double width cooker, recess for American style fridge freezer, recessed ceiling spotlights, Porcelain wood style tiled flooring, double glazed bay window to rear and internal PVC double glazed door to: **Utility: 6'5" (2.00m) x 5'1" (1.56m min) x 9'6" (2.94m max)** Plumbing for washing machine, recess ceiling spotlights, laminate effect vinyl flooring, double glazed window and door to rear and matching side window. **Guest Cloakroom:** Low level WC, sink unit, radiator, recessed ceiling spotlights, extractor fan, laminate effect vinyl flooring and double glazed opaque window to side.

First Floor Landing: White vertical radiator, coved ceiling, loft hatch and double glazed opaque window to side.

Bathroom: 8'7" (2.66m) x 9'8" (3.01m)

Fitted with a Heritage style white suite comprising square corner tiled bath, separate walk in double shower with chrome overhead shower & separate handheld spray, low level WC, pedestal wash hand basin with chrome legs, mirrored wall mounted cabinet, white period style radiator with chrome heated towel rail, part tiled walls, recessed ceiling spotlights, extractor fan, tiled flooring and double glazed opaque window to rear.

Bedroom Two: 16'1" (4.91m into bay) x 12'0" (3.66m)

White vertical radiator, coved ceiling and double glazed bay window to front.

Bedroom Two: 13'2" (4.04m) x 11'8" (3.62m)

White vertical radiator, laminate flooring, coved ceiling and double glazed window to rear. front.

Bedroom Three: 8'0" (2.44m) x 9'8" (3.01m max)

Radiator, coved ceiling and double glazed pyramid bow window to front.

Garage: 17'5" (5.36m) x 8'0" (2.45m)

Side opening double garage doors, wall mounted Worcester gas fired central heating boiler, power & lighting, double glazed opaque window to side with matching hardwood door.

South West Facing Rear Garden: Neatly landscaped to create a beautiful setting with a full width paved patio, squared shaped centre lawn, flowering borders with a variety of shrubs & trees, garden shed, further paved terrace at rear, gated side entry and 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.











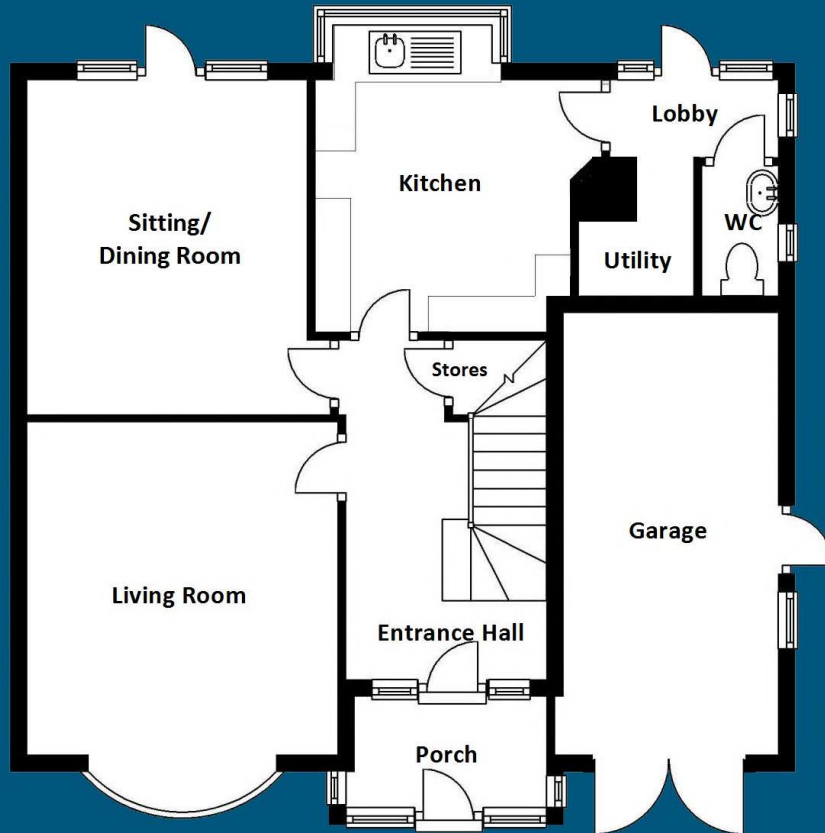






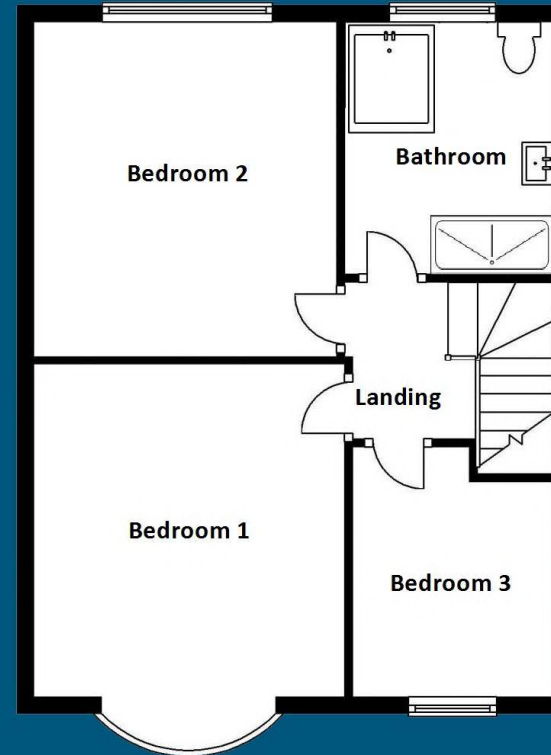
Ground Floor

Approx.: 797.5sq feet
(74.1sq metres)



First Floor

Approx.: 538.0sq feet
(50.0sq metres)



Total Floor Area: 1335.5sq feet (124.1sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only –

Not to scale position & size of doors, windows, appliances and other features are approximate

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.

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

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