



Florence Road, Bilbrook, Wolverhampton, WV8 1JD

£238,000

2 1 1



The ground floor welcomes you with a double glazed front entrance door leading to a hallway, lounge, and stairs to the first-floor landing. The light-filled lounge features a double glazed bay window, while the modern kitchen diner boasts a variety of wall and base units, integrated electric oven with hob, and laminate flooring, all complemented by abundant natural light from double glazed windows overlooking the spacious rear garden.

This property also includes a garage with plumbing for a washing machine and tumble dryer, power and lighting and is accessible from both the garden, kitchen, and via the up and over front garage door.

First Floor;

Upstairs, the landing provides loft access and leads to two bedrooms and a contemporary bathroom. The master bedroom offers a double glazed window and convenient over stairs storage area, while the generous second bedroom also benefits from double glazing. The modern bathroom features a P-shaped bath with integrated mains shower, vanity unit, heated towel rail, and low-level WC.

Outside;

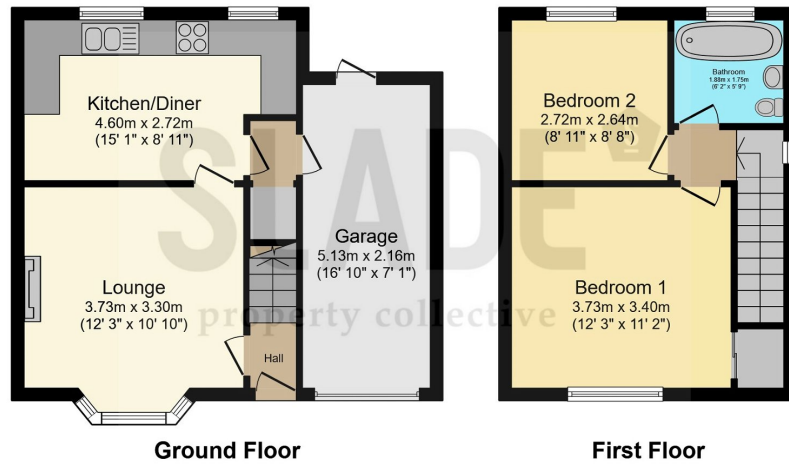
Off-road parking for two vehicles is available at the front of the property, while the expansive rear garden offers ample space for outdoor enjoyment, including a sizable patio area and potential for further extension, subject to planning permission. Don't miss the chance to explore this pleasing property—contact Slade Property Collective today to arrange a viewing!

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- Lounge 12'03" into bay x 10'10"
- Kitchen Diner 15'1" x 8'11"
- Bedroom 1 12'03" x 11'02"
- Bedroom 2 8'11" x 8'08"
- Bathroom 6'02" x 5'09"
- Garage 16'10" x 7'01"
- Driveway
- Generous Rear Garden

Total floor area 69.4 m² (747 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy performance certificate (EPC)

3 Florence Road Cottage WOLVERHAMPTON WB5 1JD	Energy rating D	Valid until: 20 February 2034 Certificate number: 2814-9783-3387-1624-6867
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Property type: Semi-detached house
 Total floor area: 57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

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