



Rough Hills Close  
Wolverhampton



# Rough Hills Close Wolverhampton



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached family home, set on a generous plot in quite cul-de-sac.

The property features a large driveway with space for several vehicles plus a good sized private rear garden with patio and lawn areas, great for families and pets to enjoy.

Internally the property briefly comprises: entrance hallway, spacious front lounge with log burner, open plan kitchen-diner, separate utility area, landing, modern family bathroom and three well proportioned bedrooms. There is also a boarded attic space with pull down ladder and light and electric points.

Other benefits include: UPVC double glazing and gas central heating throughout.

Set to the south of Wolverhampton City Centre in the Parkfields area with easy access to Birmingham New Road and adjoining Black Country Route only a short drive to the shopping facilities of Wolverhampton City Centre and Bentley Bridge Retail Park, Wolverhampton Rail Station only a short drive away.

## RECEPTION HALL:

UPVC entrance door, tiled flooring, ceiling light point, radiator, window to the side, stairs to first floor and doors to the lounge and kitchen-diner.

## LOUNGE:

12' 4" x 12' 10" (3.76m x 3.92m)

Feature fireplace with fitted log burner, tiled flooring, ceiling light point, radiator and window to the front.

## KITCHEN:

18' 11" x 9' 8" (5.76m x 2.95m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, brand new fitted electric oven and 4 ring electric hob and extractor hood, space for an American fridge-freezer, room for dining table and chairs, two store cupboards, radiator, windows to the rear, door to the utility.

## UTILITY:

6' 5" x 10' 6" (1.96m x 3.20m)

UPVC doors to the front and rear, tiled flooring, ceiling light points, space and plumbing for a washing machine and dryer.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft access hatch, doors off to three bedrooms, family bathroom and airing cupboard.

## BEDROOM ONE:

9' 8" x 13' 0" (2.95m x 3.95m)

Carpeted flooring, radiator, ceiling light point and window to front.

## BEDROOM TWO:

13' 1" x 9' 8" (4.00m x 2.95m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to rear.

## BEDROOM THREE:

8' 11" x 8' 0" (2.71m x 2.45m)

Carpeted flooring, ceiling light point, radiator and window to the front.





### **FAMILY BATHROOM:**

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light and windows to the side and rear.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

### **DISCLAIMER:**

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