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39 Larches Lane

| WV3 9PX | Offers In Excess Of £200,000

ROYSTON
& LUND

- CHRACTERFUL TOWN HOUSE
- UPSTAIRS FAMILY BATHROOM
- TWO RECEPTION ROOMS
- DECEPTIVELY SPACIOUS THROUGHOUT
- INTERNAL INSPECTIONS HIGHLY ADVISED!
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN WITH FUNCTIONAL OUTBUILDING
- MODERN KITCHEN
- CLOSE PROXIMITY TO THE CITY CENTRE
- RECENTLY FITTED uPVC GLAZING





Nestled in the charming area of Larches Lane, Wolverhampton, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1890, the property boasts a rich history while providing ample space for comfortable living. Spanning an impressive 958 square feet, this home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family.



The property comprises two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the house is thoughtfully designed, making the most of the available space and allowing for a warm and welcoming atmosphere throughout.

Larches Lane is a desirable location, offering a sense of community while being close to local amenities, schools, and parks. This home presents an excellent opportunity for first-time buyers, small families, or those looking to invest in a property with character and charm.

With its historical significance and modern comforts, this mid-terrace house is a wonderful place to call home. Don't miss the chance to view this property and experience all it has to offer.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



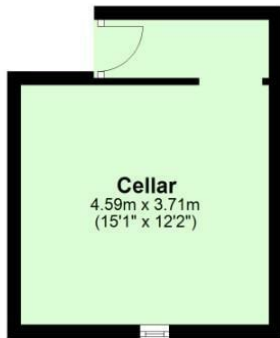
First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Basement

Approx. 15.6 sq. metres (168.2 sq. feet)



Total area: approx. 90.1 sq. metres (969.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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