

for sale

offers in the region of **£280,000** Freehold



## Kynance Grove Wolverhampton WV14 8GR

\*A spacious three-bedroom, three-storey home with garage, utility and shower room. The property features a bright first-floor lounge and kitchen, plus en-suite to main bedroom. Close to excellent transport links, local amenities, and well-regarded schools.\*



# Property Details

## Entrance Hallway

Stairs to first floor; Doors to study, ground floor shower room and utility

## Study/Bedroom Three 9' 5" x 8' 2" ( 2.87m x 2.49m )

Double glazed window to rear aspect

## Utility Room 5' 4" x 6' 1" ( 1.63m x 1.85m )

Space for washing machine; Central heated radiator; Door to garden

## Shower Room

Enclose shower area; Toilet; Basin

## First Floor: Landing

Double glazed window to front aspect; Stairs to second floor

## Living Room 14' 6" x 13' 6" ( 4.42m x 4.11m )

Double glazed window to rear aspect

## Kitchen 11' 7" x 7' 8" ( 3.53m x 2.34m )

Double glazed window to front aspect; Central heated radiator; Wall and base units; Integrated oven and hob; Space for dishwasher and fridge freezer

## Second Floor:

### Bedroom One 12' 5" x 8' 7" ( 3.78m x 2.62m )

Double glazed window to rear aspect; Central heated radiator; Built in wardrobes; Door to en-suite

### Bedroom Two 10' 9" x 11' ( 3.28m x 3.35m )

Double glazed window to front aspect; Central heated radiator; Water tank cupboard

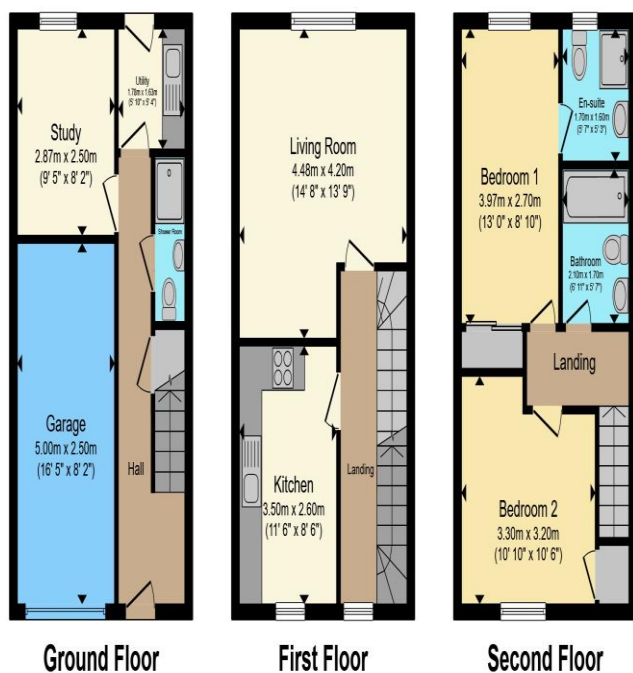
## En-Suite

Shower cubicle; Toilet; Basin; Central heated radiator; Double glazed window to rear aspect

## Bathroom

Partially tiled; Bath with shower over; Toilet; Basin; Extractor fan

## Garage 16' 5" x 8' 2" ( 5.00m x 2.49m )



To view this property please contact Paul Dubberley on

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Property Ref: PBI104646 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: C

Total floor area 104.9 m<sup>2</sup> (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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