



Broad Lane South, Wolverhampton



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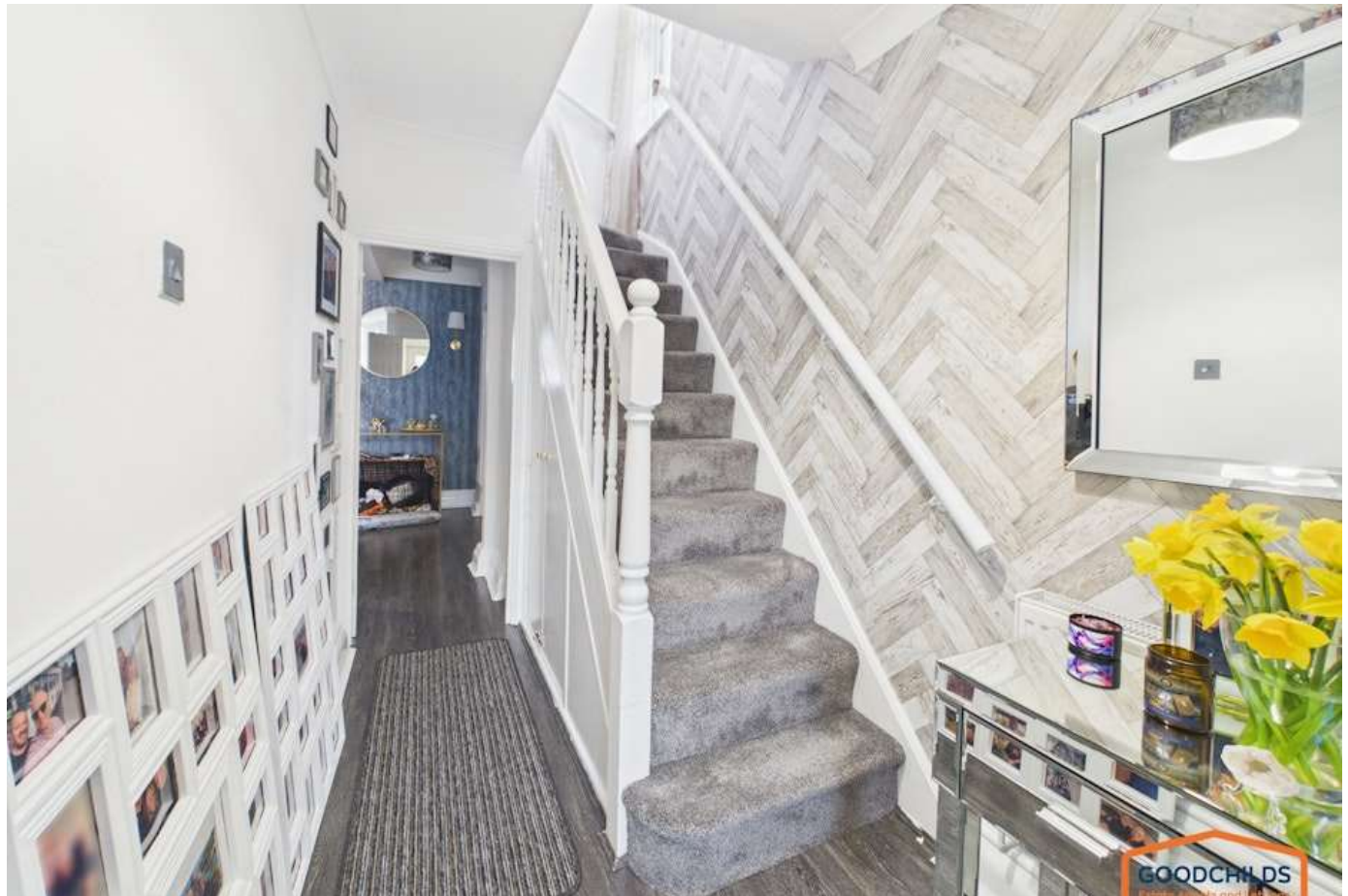
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Offers in excess of £235,000



Key Features

- Popular location
- Extended semi detached home
- Three bedrooms
- Large lounge
- Family bathroom
- Enclosed private rear garden
- EPC rating D
- Freehold





****FABULOUS FOR FIRST TIME BUYERS & FAMILIES****

Located in a popular area of Wolverhampton, popular with families and commuters with good local schools, many shops and amenities near by. The M54 and M6 motorways are conveniently located close by, alongside excellent bus routes offering transport links to Wolverhampton, Wednesfield, Bentley Bridge Retail Park, New Cross Hospital and Walsall.

The property briefly comprises: porch, entrance hallway, large lounge, fitted kitchen and dining area, two double bedrooms, single bedroom and a family bathroom. The property benefits from an enclosed rear garden and off road parking and in the last 3 years has had new windows, new roof and boiler.

Tenure: Freehold

EPC: D

Council tax band: C

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.

Frontage

Having driveway offering off road parking and access to the front porch entrance.

Lounge

Large open plan lounge and dining area with bay window to the front allowing in plenty of natural light, an under stairs storage cupboard and double doors leading to the Kitchen.

Kitchen

Fitted Kitchen having matching wall and base units and island with contrasting worktops and tiled splash backs. A great space for entertaining, having an additional area for seating and French doors leading out into the rear garden.

Bedroom one

Double bedroom positioned at the front of the property benefitting from built in wardrobes.

Bedroom two

Double bedroom positioned at the rear of the property overlooking the rear garden.

Bedroom three

Single bedroom positioned at the front of the property.

Family bathroom

Having electric shower over bath, basin and w.c.

Rear garden

Enclosed rear garden having a large patio with brick built bbq, a lawn area and further patio at the top of the garden.





Ground floor

Approximate total area⁽¹⁾
81.6 m²



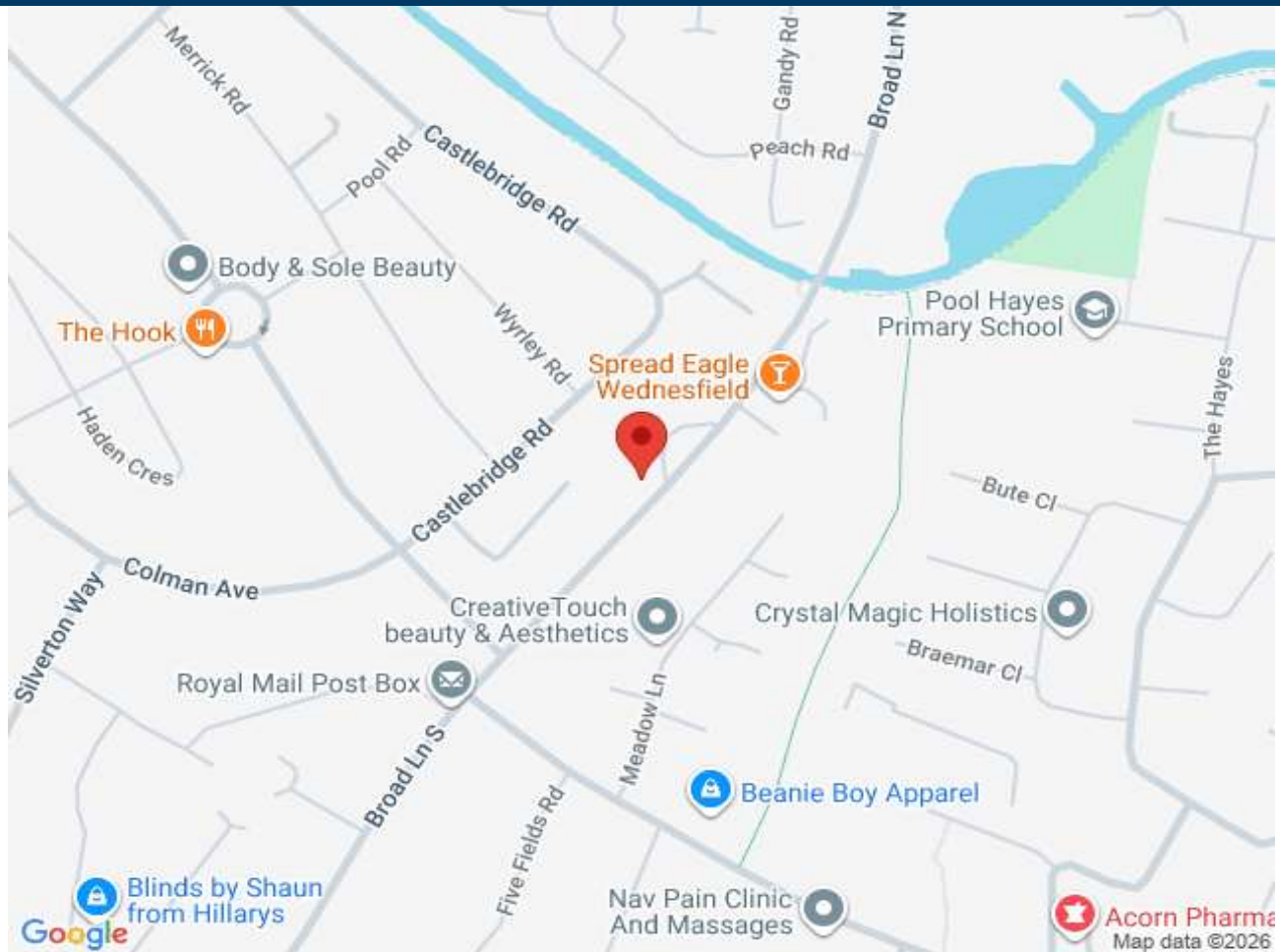
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

