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10A West Green

Warstones | WV4 4RU | Offers In Excess Of £220,000

ROYSTON
& LUND

- MODERN END OF TERRACE
- OCCUPYING A CORNER PLOT
- FRONT & REAR GARDENS
- POTENTIAL TO EXTEND (STP)
- GREAT TRANSPORT LINKS
- THREE BEDROOMS
- EXCELLENTLY PRESENTED THROUGHOUT
- OFF STREET PARKING
- SUPERB LOCATION
- INTERNAL INSPECTIONS HIGHLY ADVISED





Nestled in the charming area of West Green, Warstones, Wolverhampton, this delightful end-terrace house offers a perfect blend of comfort and convenience. With a well-thought-out layout spanning approximately 710 square feet, this property is ideal for families or those seeking a cosy home.

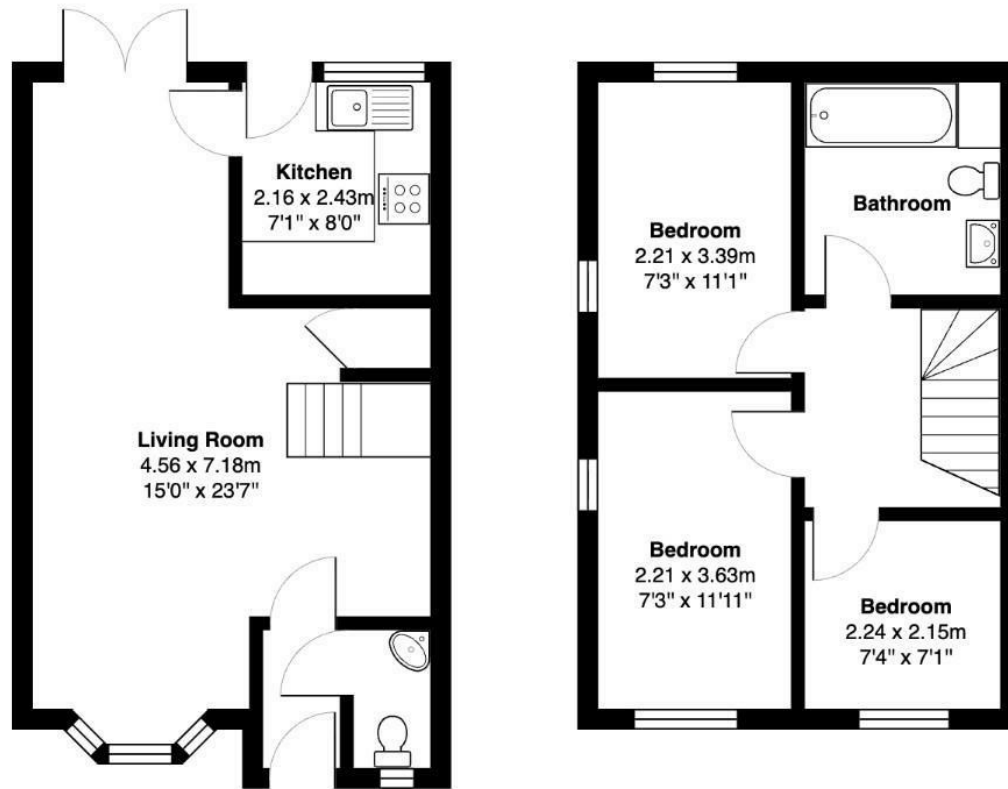
The house features a welcoming reception room, providing a warm space for relaxation and entertaining guests. The three bedrooms are generously sized, allowing for ample personal space, whether for family members or guests. The bathroom is well-appointed, catering to the needs of modern living.

The property benefits from contemporary design and construction, ensuring a comfortable living environment. The end-terrace position offers added privacy and a sense of space, making it a desirable choice for those looking to settle in a friendly neighbourhood.

West Green is known for its community spirit and convenient access to local amenities, including shops, schools, and parks, making it an excellent location for families. With good transport links to Wolverhampton city centre and beyond, this home is perfectly situated for both work and leisure.

In summary, this end-terrace house in West Green presents a wonderful opportunity for anyone looking to establish a home in a vibrant and welcoming area. With its practical layout and modern features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.





Total Area: 67.6 m² ... 727 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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