



51 Gordon Street

| WV2 1DB | Offers In Excess Of £170,000

ROYSTON
& LUND

- Three Bedroom Terraced
- Spacious Dining Room
- Modern Ground Floor Bathroom
- South Facing Garden
- EPC Rating - D
- Inviting Living Room
- Kitchen with Freestanding Cooker
- Generous Principal Bedroom
- Freehold Property
- Council Tax Band - A





This well-presented three-bedroom terraced property opens through into an inviting living room, centred around a charming fireplace that creates a warm focal point.

Leading through is a second spacious reception room, currently used as a dining room, also benefiting from its own fireplace. Beyond this lies the fitted kitchen, complete with ample worktop space, cabinetry and a freestanding cooker. To the rear a fully fitted modern shower room with waterfall shower over bath, presenting in a clean, neutral colour palette.

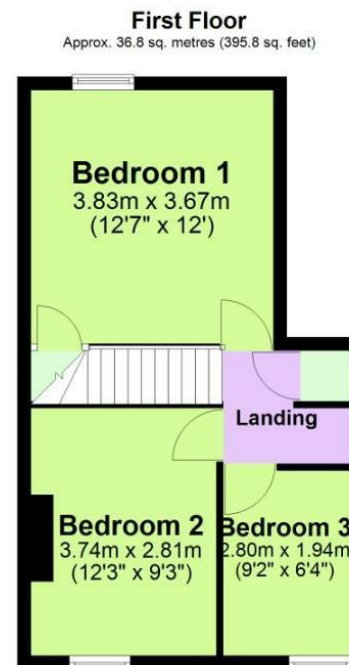
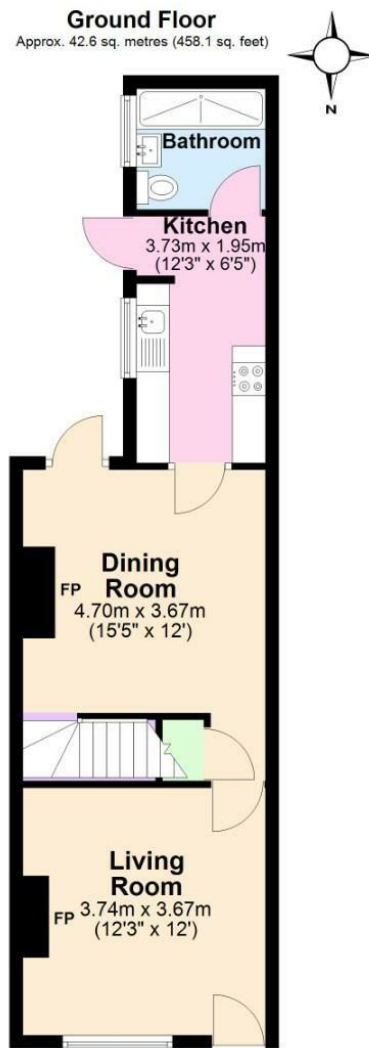
Upstairs, the principal bedroom is generously proportioned, while the remaining bedrooms are both well-sized, offering flexible accommodation. The loft is boarded and has power and lighting with ladder access.

Externally, the dining room provides access to a south-facing courtyard, with gate access to a small outside space/side access. To the front, on-street parking is available.

The location also benefits from good transport links into Wolverhampton city centre, where you'll find wider shopping, leisure and cultural options, and green spaces such as West Park and East Park are within easy reach too.

There's a choice of schools within a short distance: SS Mary and John's Catholic Primary Academy, and East Park Academy are all close by, and there are secondary schools like Progress Schools – Wolverhampton and The Royal School, Wolverhampton not far away.





Total area: approx. 79.3 sq. metres (853.9 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		

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