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5 Shayler Grove

| WV2 3PA | Offers In The Region Of £190,000

ROYSTON  
& LUND

- TWO BED END TERRACE
- LOUNGE
- UPSTAIRS FAMILY BATHROOM
- PRIVATE REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- WELL MAINTAINED THROUGHOUT
- KITCHEN DINER
- OFF STREET PARKING
- WALKING DISTANCE TO CITY CENTRE
- FREEHOLD





Located in the charming cul-de-sac of Shayler Grove, Wolverhampton, this stylish end-terrace house offers a delightful living experience. With a well-thought-out layout the property features two inviting bedrooms, perfect for a small family or professionals seeking a comfortable home.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The property boasts a modern bathroom, ensuring convenience for daily routines. The stylish decor throughout enhances the home's appeal, making it a pleasant space to live in.

One of the standout features of this property is the off-street parking, providing ease and security for your vehicle. Additionally, the rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

The location is particularly advantageous, as it is within walking distance to the city centre, allowing for easy access to a variety of shops, restaurants, local amenities & transport links. This combination of style, comfort, and convenience makes this end-terrace house a wonderful opportunity for those looking to settle in Wolverhampton. Don't miss the chance to make this lovely property your new home.





Total Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>

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 JOEWPHTOGRAPHY.CO.UK)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	67		77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**ROYSTON & LUND**