



16 Ranelagh Road

| WV2 3EJ | Offers In Excess Of £180,000

**ROYSTON  
& LUND**

- Three Bedrooms
- Dining Room / Living Area
- Separate Living Room
- Kitchen with Connecting Utility
- Ground Floor Bathroom
- South Facing Garden
- Freehold Property
- EPC Rating - D
- Council Tax Band - A
- Very Close to Central Wolverhampton





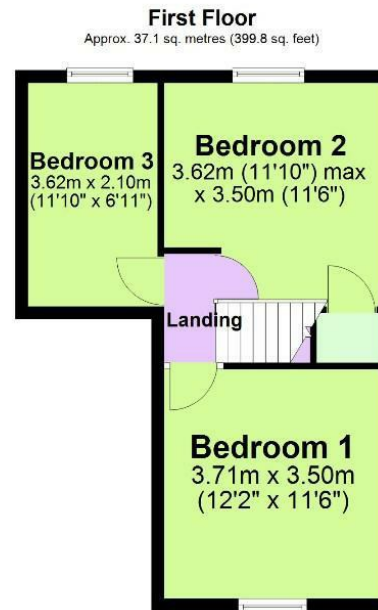
This well-proportioned three-bedroom terraced property offers spacious accommodation arranged over two floors. Upon entering through the entrance hallway, to the right is a generously sized living room, while straight ahead is a large dining and additional living area, providing flexible space for family living and entertaining.

To the rear is the kitchen, fitted with a freestanding gas hob, which leads through to a useful utility area and on to the ground floor bathroom. The kitchen also benefits from side access opening out to a south-facing rear garden.

Upstairs, there are three bedrooms, two of which are well-proportioned double rooms. The property has on-street parking available to the front.

This property is located in a well-served urban area with a variety of everyday amenities close by. Residents can enjoy outdoor space close-by at Phoenix Park, offering green space and recreation, and there are further parks and facilities within easy reach. The area also benefits from a selection of primary and secondary schools within walking distance, alongside good transport links into the city and beyond.





Total area: approx. 93.4 sq. metres (1005.0 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

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