

for sale

offers in the region of **£280,000** Freehold



Kynance Grove Wolverhampton WV14 8GR

A spacious three-bed, three-storey home with garage, utility and shower room. The property features a bright first-floor lounge and kitchen, plus en-suite to main bedroom. Close to excellent transport links, local amenities, and well-regarded schools.



Property Details

Entrance Hallway

Stairs to first floor; Doors to study, ground floor shower room and utility

Study/Bedroom Three 9' 5" x 8' 2" (2.87m x 2.49m)

Double glazed window to rear aspect

Utility Room 5' 4" x 6' 1" (1.63m x 1.85m)

Space for washing machine; Central heated radiator; Door to garden

Shower Room

Enclose shower area; Toilet; Basin

First Floor:

Landing

Double glazed window to front aspect; Stairs to second floor

Living Room 14' 6" x 13' 6" (4.42m x 4.11m)

Double glazed window to rear aspect

Kitchen 11' 7" x 7' 8" (3.53m x 2.34m)

Double glazed window to front aspect; Central heated radiator; Wall and base units; Integrated oven and hob; Space for dishwasher and fridge freezer

Second Floor:

Bedroom One 12' 5" x 8' 7" (3.78m x 2.62m)

Double glazed window to rear aspect; Central heated radiator; Built in wardrobes; Door to en-suite

Bedroom Two 10' 9" x 11' (3.28m x 3.35m)

Double glazed window to front aspect; Central heated radiator; Water tank cupboard

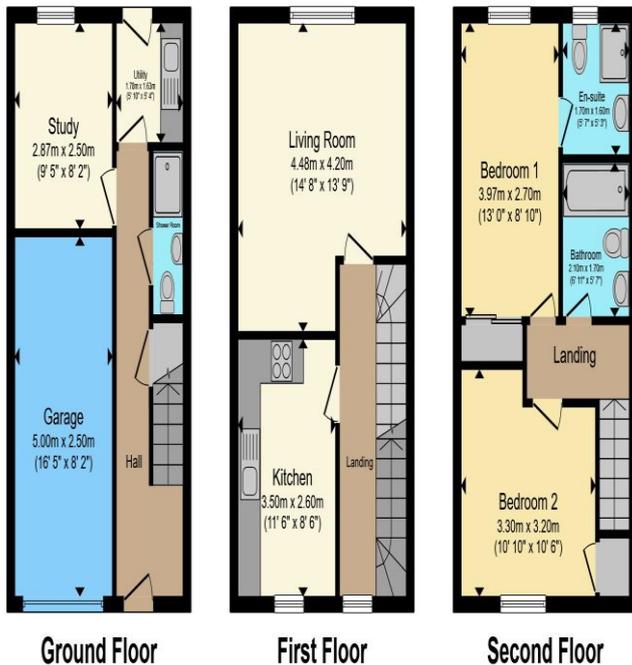
En-Suite

Shower cubicle; Toilet; Basin; Central heated radiator; Double glazed window to rear aspect

Bathroom

Partially tiled; Bath with shower over; Toilet; Basin; Extractor fan

Garage 16' 5" x 8' 2" (5.00m x 2.49m)



To view this property please contact Paul Dubberley on

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Property Ref: PBI104646 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: C

Total floor area 104.9 m² (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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