



Kitchen Lane, Wednesfield

Wolverhampton, Staffordshire, WV11 2HZ

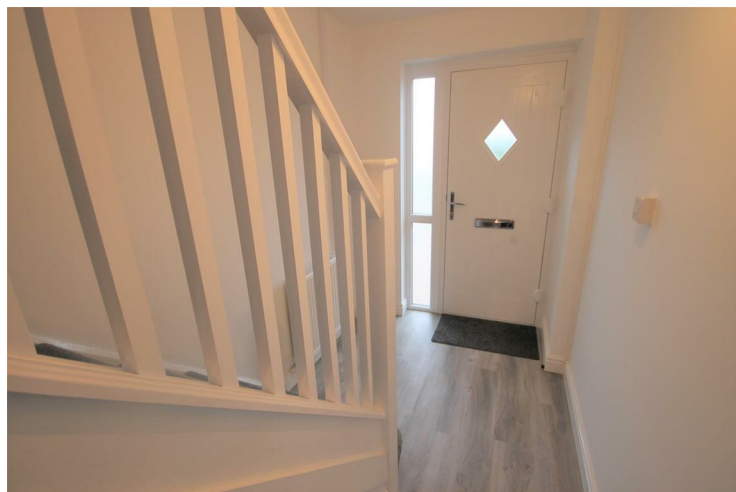
Offers In Excess Of £212,000



AN EXTREMELY WELL AND TASTEFULLY REFURBED SEMI DETACHED HOUSE BOASTING THREE GOOD SIZED BEDROOMS THE KITCHEN AND BATHROOM HAVE BEEN REPLACED AND FINISHED TO AN EXTREMELY HIGH STANDARD WITH REST OF THE HOUSE MATCHING UP TO THE HIGH STANDARDS THE PLOT ITSELF IS SUBSTANTIAL WITH LARGE DRIVEWAY AT THE FRONT OFFERING VIEWS OVER FIELDS AS FAR AS THE EYE CAN SEE, WHILST STILL HAVING EVEN LARGER REAR GARDEN . THIS IS REAL INDIVIDUAL HOME THAT SHOULD BE VIEWED TO REALLY APPRECIATE

Entrance Hall

5'6" x 13'5" (1.7 x 4.1)



Wall mounted radiator, stairs to first floor landing, carpeted flooring and understairs cupboard

Lounge

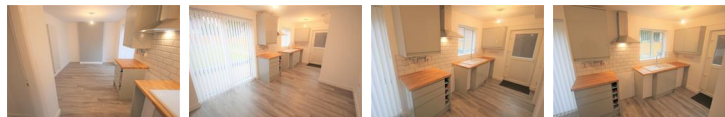
13'9" x 11'1" (4.2 x 3.4)



Upvc double glazed window to front elevation, wall mounted radiator and wall mounted electric fire

Kitchen

20'0" x 9'10" (6.1 x 3.02)



Refitted kitchen to an extremely high standard with a range of

matching wall and base units with incorporated work surfaces over, tiled splashbacks upvc double glazed door to rear and french doors to rear

Landing

7'10" x 7'2" (2.4 x 2.2)



Upvc double glazed window to side, loft access and doors to all rooms on first floor landing

Bedroom One

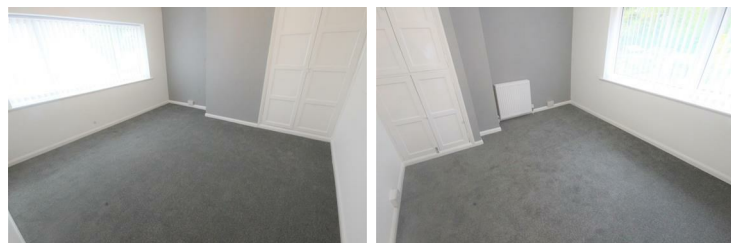
11'1" x 11'1" (3.40 x 3.40)



Upvc double glazed window overlooking fields to the front and wall mounted radiator

Bedroom Two

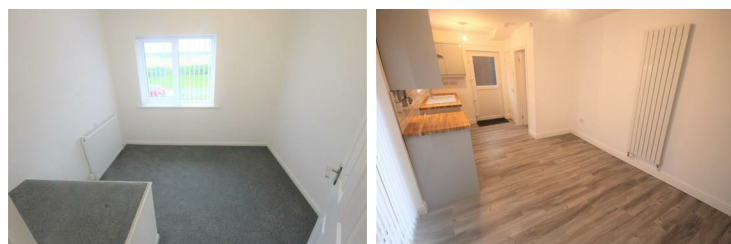
11'9" x 9'10" (3.60 x 3.)



Upvc double glazed window to rear elevation and wall mounted radiator

Bedroom Three

8'2" x 8'2" (2.5 x 2.5)



Upvc double glazed window to rear and wall mounted radiator

Frontage



driveway allowing parking for several cars and access to front door

Rear Garden



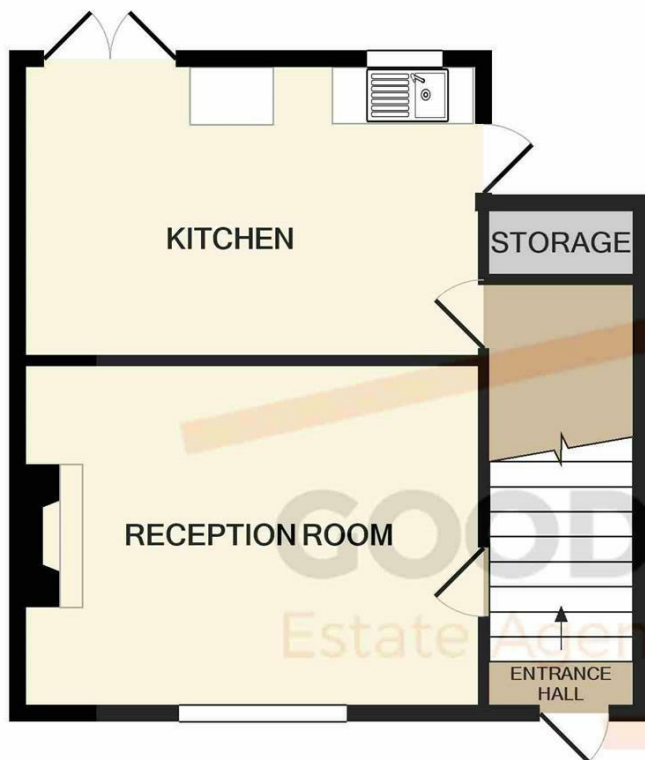
Fully enclosed and mature which is laid to lawn with various flower and shrub borders and mature trees

Bathroom

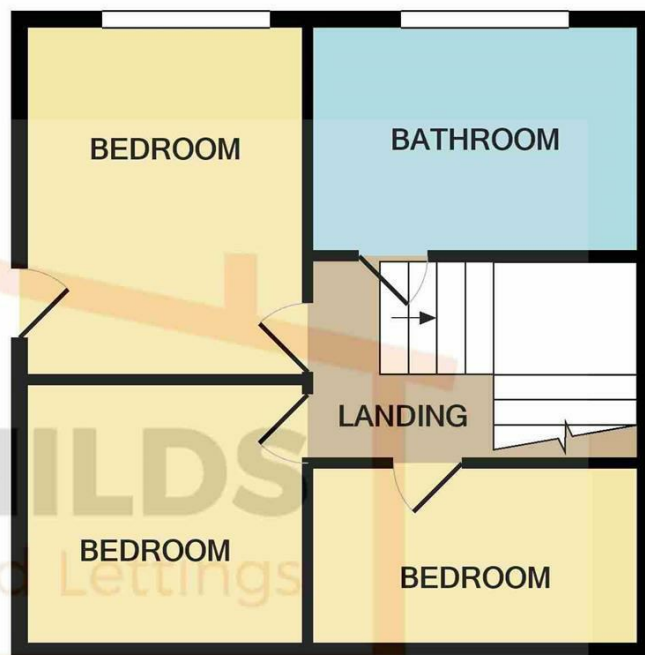
5'6" x 7'6" (1.7 x 2.3)



Superbly finish white bathroom suite with panelled bath and shower system , low level wc , pedestal wash hand basin and tiled splash backs , heated towel rail and carndean flooring



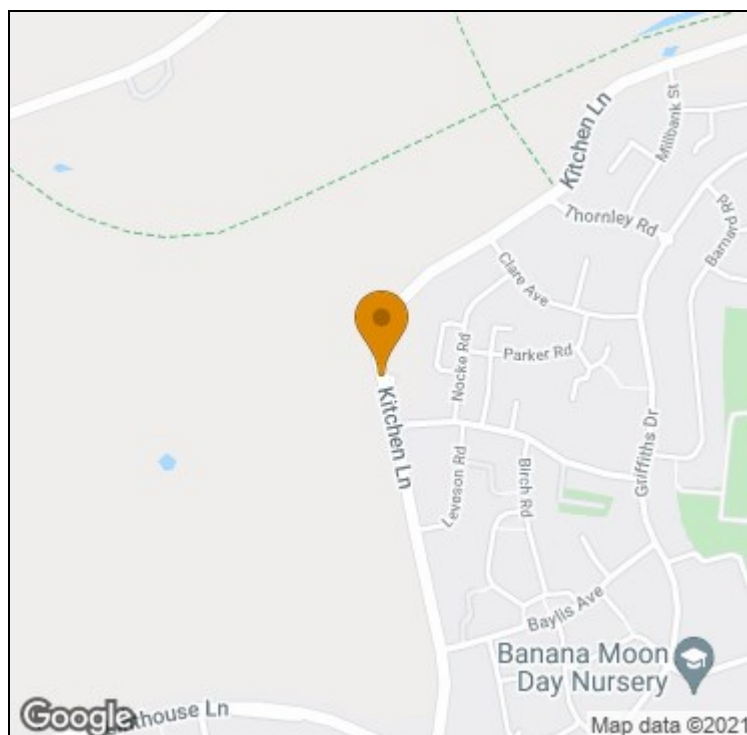
GROUND FLOOR



1ST FLOOR

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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