



**FOR
SALE**
**ROYSTON
& LUND**
01902 338185
www.royston-lund.co.uk

R
&
L

42 Pool Hall Road

| WV3 8JZ | Offers In The Region Of £280,000

**ROYSTON
& LUND**

- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- THREE GOOD SIZED BEDROOMS
- EXCELLENT TRANSPORT LINKS
- EXTENDED TO THE REAR
- FRONT & REAR GARDENS
- EXCELLENT LOCATION
- EXTENDED SEMI DETACHED FAMILY HOME
- VIEWINGS HIGHLY ADVISED





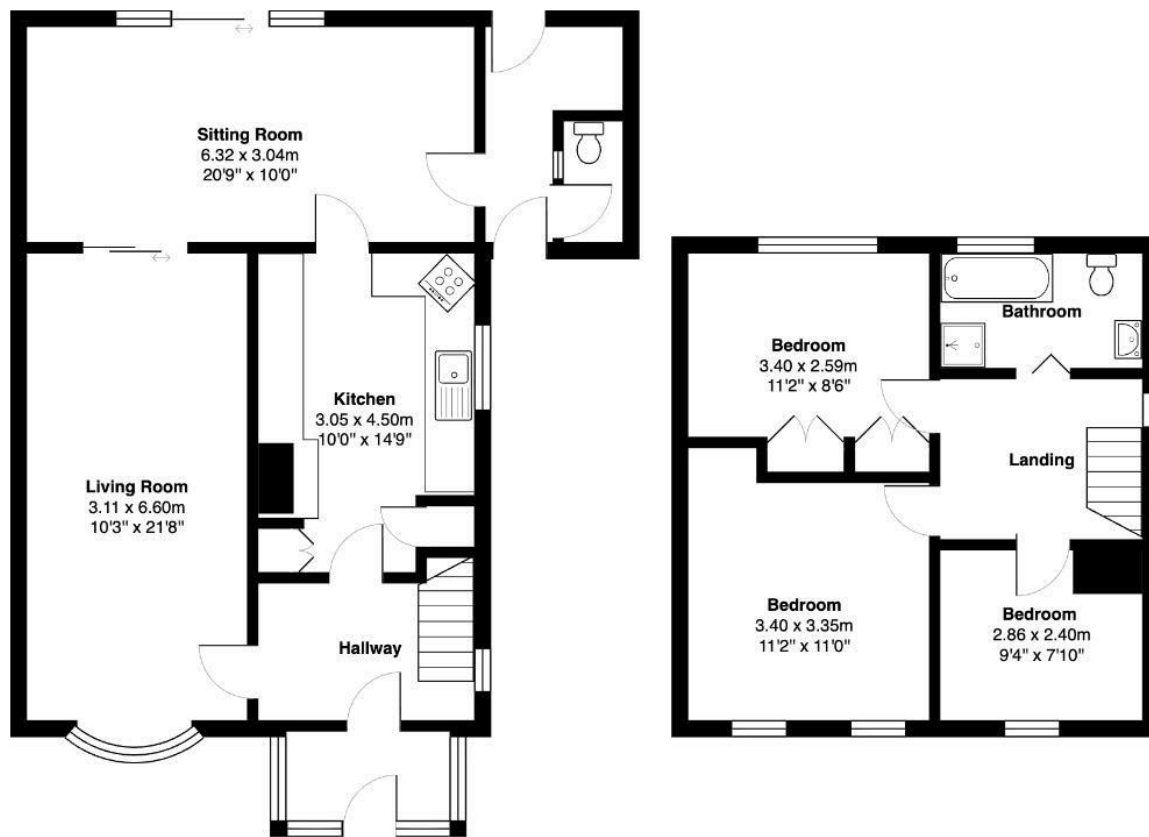
Nestled on the charming Pool Hall Road in Castlecroft, Wolverhampton this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three generously sized bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.



The house has been thoughtfully extended to the rear, enhancing the living space and allowing for a bright and airy atmosphere throughout. The well-appointed bathroom ensures convenience for all residents.

Situated in a location renowned for its excellent schools, this property is ideal for families seeking a nurturing environment for their children. The surrounding area boasts a friendly community and easy access to local amenities, making it a perfect place to call home.

This vacant property is ready for you to move in and make it your own. With its combination of space, location, and potential, this semi-detached house on Pool Hall Road is not to be missed. Come and discover the possibilities that await you in this lovely home.



Total Area: 114.4 m² ... 1231 ft²

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			75
(55-68) D	60		
(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	

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