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3 Ryecroft Cottages Coton Road

| WV4 5AS | Auction Guide £135,000

ROYSTON  
& LUND

- CHAIN FREE AND AVAILABLE NOW
- ORIGINAL CHARACTERISTICS
- PRIVATE FRONT GARDEN
- FREEHOLD
- SOUGHT AFTER ESTATE
- BEAUTIFUL FORMER FARMERS COTTAGE
- STYLISH KITCHEN & BATHROOM
- SHARED REAR GARDEN
- EXCELLENTLY POSITIONED
- VIEWINGS HIGHLY ADVISED!





Nestled on the charming Coton Road in Wolverhampton, this delightful terraced cottage offers a unique blend of historical character and modern comfort. Built in 1800, the property boasts a rich heritage while providing a warm and inviting atmosphere for its residents.

This unique cottage features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. The two bedrooms provide ample space for relaxation, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

The stylish bathroom is conveniently located, ensuring ease of access for all occupants. The cottage's design reflects its age, with charming architectural details that add to its appeal. The location on Coton Road offers a pleasant community feel, with local amenities and transport links within easy reach, making it a practical choice for everyday living.

This property presents a wonderful opportunity to own a piece of history in a vibrant area of Wolverhampton. Whether you are looking to invest or find a new home, this cottage is sure to capture your heart with its quaint charm and inviting atmosphere.



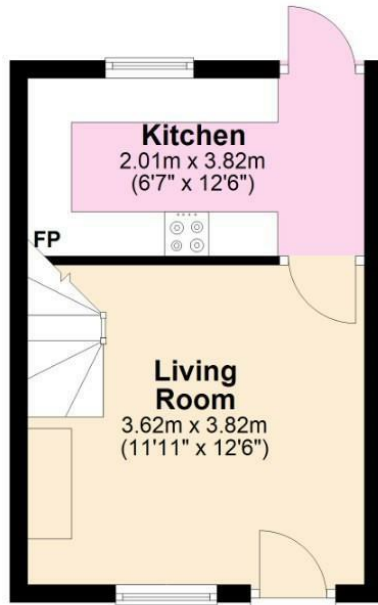


### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

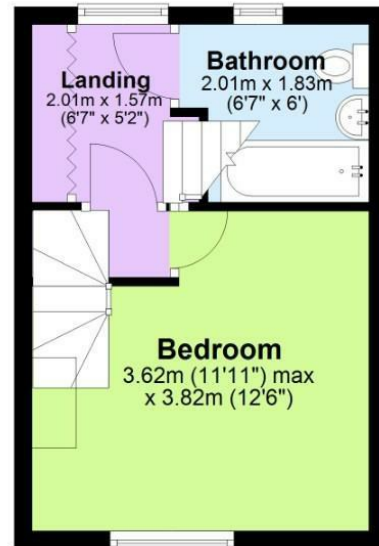
### Ground Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



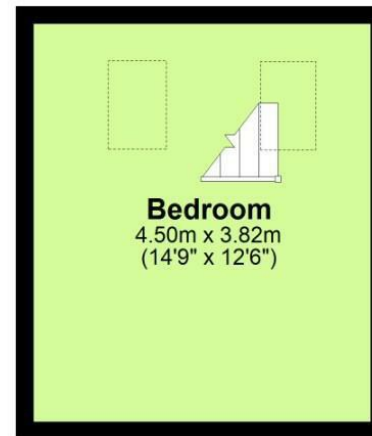
### First Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



### Second Floor

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 61.0 sq. metres (656.5 sq. feet)

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**