



26 Vicarage Road

| WV4 5HY | Offers In The Region Of £318,500

ROYSTON  
& LUND

- Three Bedroom Semi-Detached
- Well Connected Area
- Kitchen Including Induction Hob
- Large Garden Area
- EPC Rating - C
- \*No Upward Chain\*
- Ample Size Living Room
- Dining Room
- Garage with Off-Road Parking
- Council Tax Band - C





This attractive three-bedroom detached home offers a comfortable and well-balanced layout, combining generous living spaces with a sought-after setting that enjoys both convenience and a touch of countryside appeal.

From the entrance hall, you're welcomed into a generously sized living room featuring a bay window and space to incorporate a fireplace.

Double doors open into the dining room, which connects to a well-appointed kitchen fitted with integrated induction hob, oven and neutral cabinetry. Both the kitchen and dining room offer convenient access to the garden.

Upstairs, the property provides three bedrooms, with the principal bedroom benefiting from extensive integrated storage. A family bathroom completes this floor.

Outside, the rear garden is impressively sized, offering a patio area, a wide expanse of lawn, bordered by retain walls, along with elevated views.

To the front, there is an integral garage and off-road parking for up to three vehicles. The home is well located for enjoying both urban conveniences and surrounding rural scenery.

This property offers a good range of local amenities, including convenience shops and regular bus links into Wolverhampton. Families benefit from nearby schools such as St Bartholomew's C of E Primary, Woodfield Primary, and Colton Hills Community School, while Penn Hospital is also close by.

The location provides easy access to major road links including the A449, A4123 and the Wolverhampton Ring Road, with Wolverhampton city centre and its main railway station just a short drive away for wider shopping, leisure and travel options.



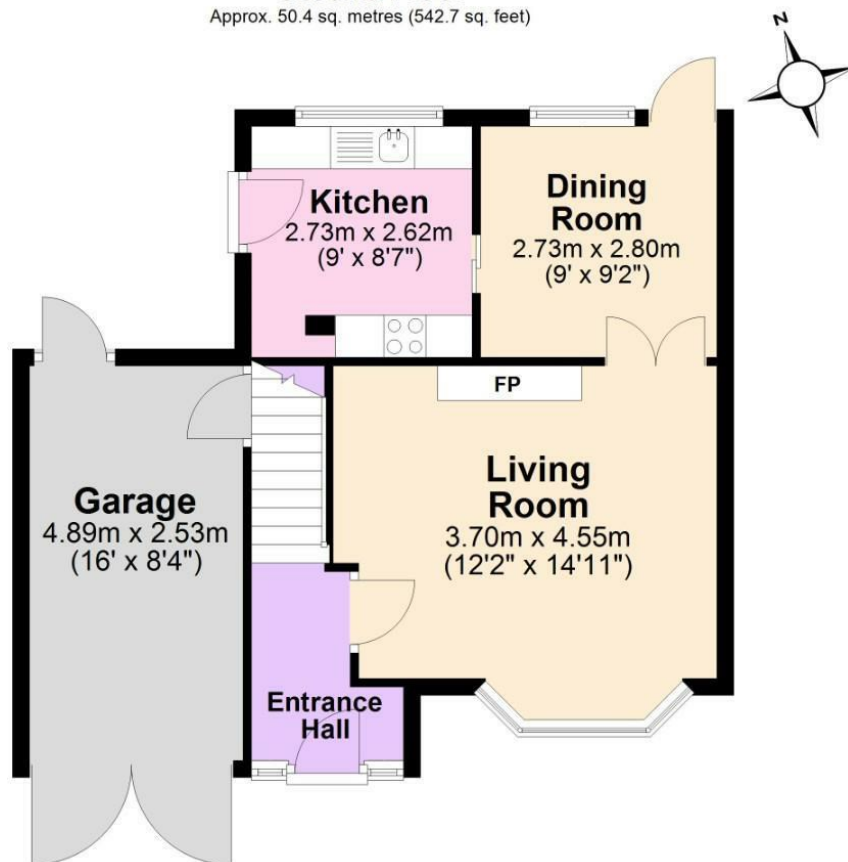


EPC

| 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                     |         |           |
|                                                                 | 69      |           |
| England & Wales 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

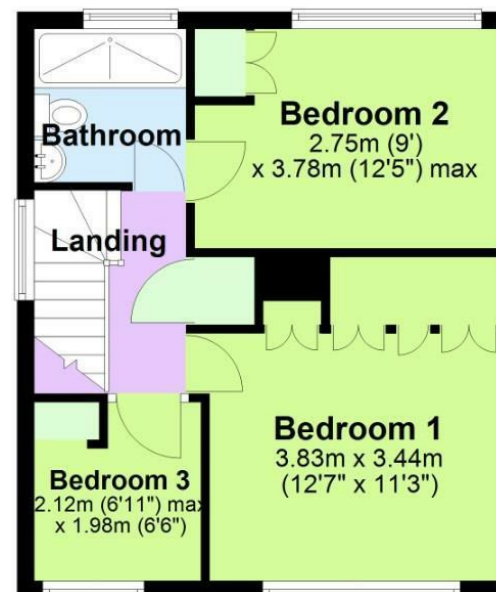
## Ground Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 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.

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