



2 Vicarage Road

| WV2 1DT | Guide Price £260,000

ROYSTON  
& LUND

- Three Bedroom End-of-Terrace
- Ample Size Living Room
- En-suite Shower Room
- Ground Floor WC
- EPC Rating - A
- Central Wolverhampton
- Integrated Kitchen Room
- Modern Bathroom
- Generous Garden Area
- Council Tax Band - B // Freehold





Royston & Lund are delighted to present this three-bedroom end of terrace home, offering modern living with a practical layout.

On the ground floor, you are welcomed by an ample-sized living room, complete with French doors that open out onto a generous garden.

The integrated kitchen diner is fitted with a gas hob, dishwasher and fridge-freezer. A convenient ground floor WC adds to the home's practicality.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, and the family bathroom a modern finish to a high standard, featuring a shower over the bath.

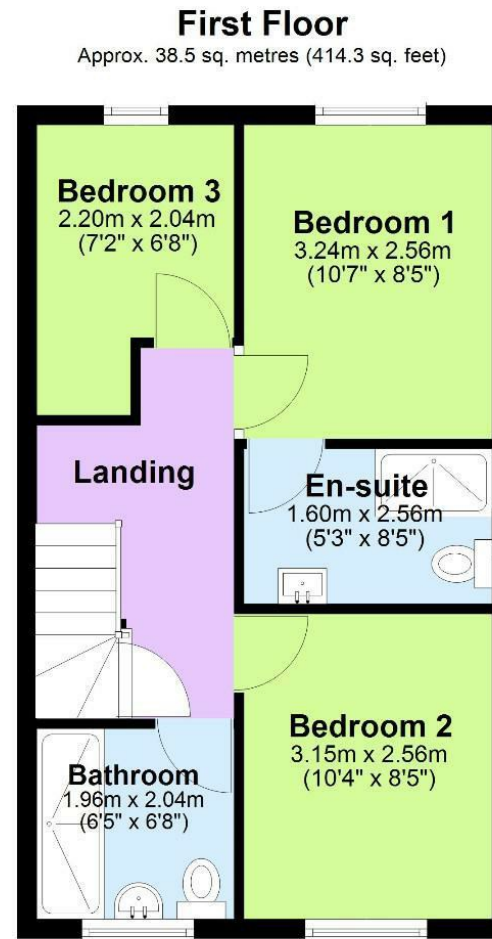
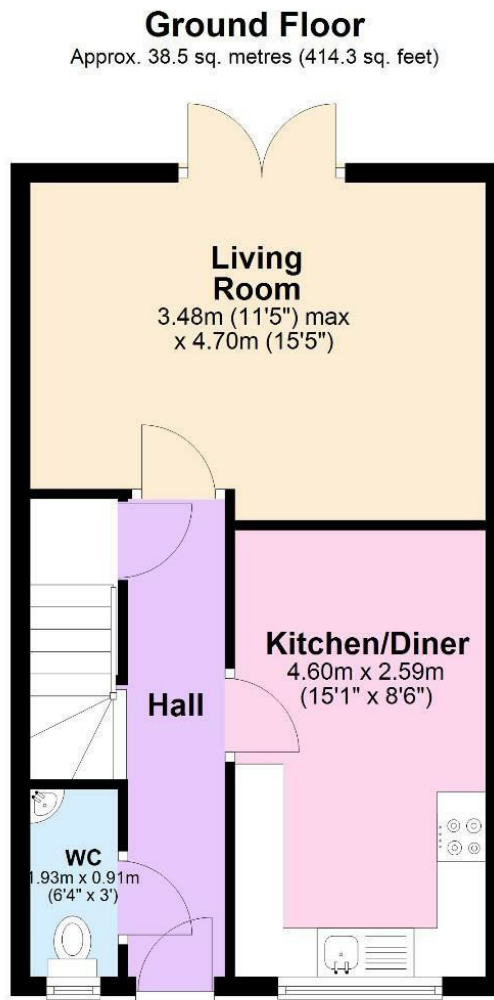
Externally, the property boasts allocated parking for multiple vehicles at the front, with excellent side access leading directly into the garden.

Recently installed solar panels add energy efficiency and long-term savings to the home.

The area benefits from strong transport links with regular bus services, access to the Midland Metro, and Wolverhampton Rail Station within easy reach.

Nearby also is a range of supermarkets, cafés, takeaways, and pubs close at hand. Fitness and leisure options include Pure Gym, Southside Sports, and the green open space of West Park.





Total area: approx. 77.0 sq. metres (828.5 sq. feet)



**EPC**

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              | <b>92</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>                                                |           |           |
| (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>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> 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**