

ROYSTON & LUND



Larches Lane, Wolverhampton

Offers In Excess Of £200,000

- CHARACTERFUL TOWN HOUSE
- ENCLOSED REAR GARDEN WITH FUNCTIONAL OUTBUILDING
- DECEPTIVELY SPACIOUS THROUGHOUT
- RECENTLY FITTED uPVC GLAZING
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE PROXIMITY TO THE CITY CENTRE
- UPSTAIRS FAMILY BATHROOM
- MODERN KITCHEN
- INTERNAL INSPECTIONS HIGHLY ADVISED!

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<https://www.royston-lund.co.uk/Wolverhampton>

39 Larches Lane, Wolverhampton WV3 9PX

Nestled in the charming area of Larches Lane, Wolverhampton, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1890, the property boasts a rich history while providing ample space for comfortable living. Spanning an impressive 958 square feet, this home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family.

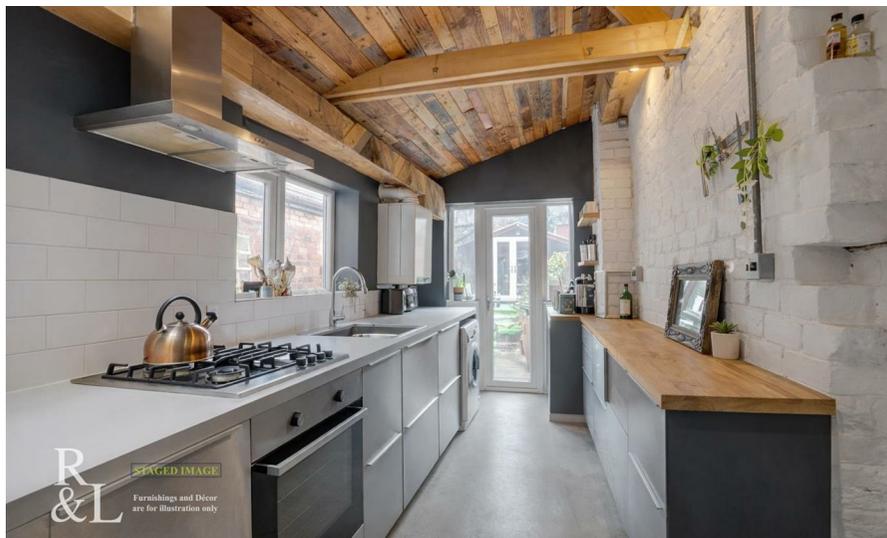
The property comprises two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the house is thoughtfully designed, making the most of the available space and allowing for a warm and welcoming atmosphere throughout.

Larches Lane is a desirable location, offering a sense of community while being close to local amenities, schools, and parks. This home presents an excellent opportunity for first-time buyers, small families, or those looking to invest in a property with character and charm.

With its historical significance and modern comforts, this mid-terrace house is a wonderful place to call home. Don't miss the chance to view this property and experience all it has to offer.

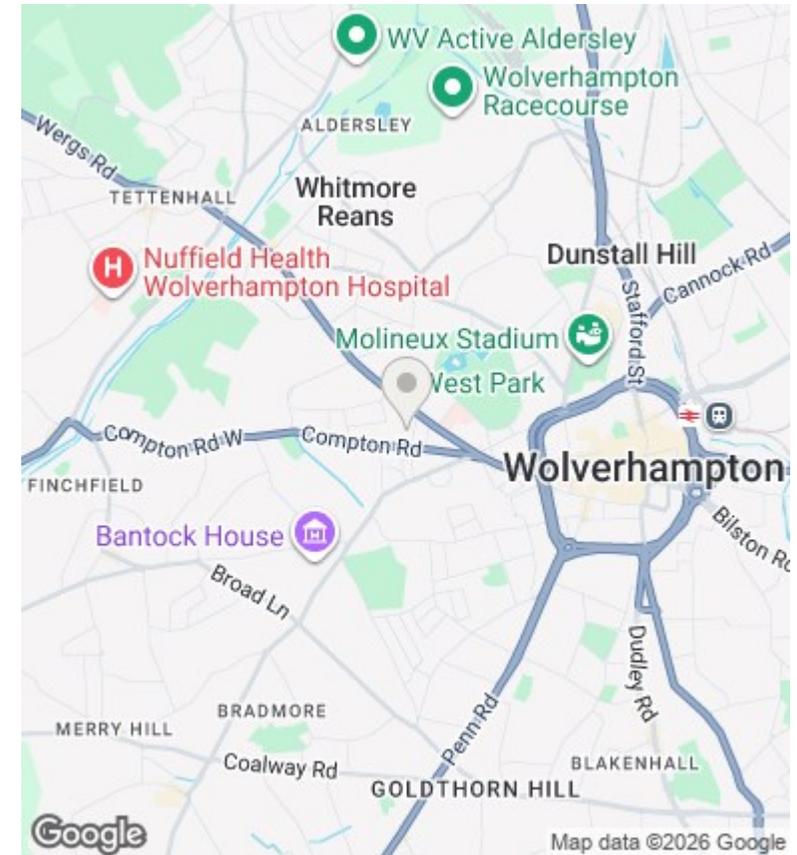


Council Tax Band: B





Total area: approx. 90.1 sq. metres (969.6 sq. feet)



Viewings

Viewings by arrangement only. Call 01902 338 185 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	