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&L

23 Fowler Street

| WV2 3JD | Offers In The Region Of £175,000

ROYSTON
& LUND

- THREE BED MID TERRACE ■ TWO RECEPTION ROOMS
- FAMILY HOME
- REAR GARDEN
- IDEAL FIRST TIME PURCHASE OR INVESTMENT!
- NO CHAIN!
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE PROXIMITY TO THE CITY CENTRE
- INTERNAL INSPECTIONS HIGHLY ADVISED!
- FREEHOLD





NO UPWARD CHAIN

PRICE GUIDE £175,000

This three bedroom mid terrace family home sits in a residential area of Wolverhampton. Located within easy reach of local amenities and offered in good condition, this property would make a lovely home for a first time buyer.

The home has a front entrance door with leads to the living room which sits in front of a dining room, leading toward the kitchen. The kitchen is fitted with built in cabinets and sink.

A downstairs bathroom is situated at the back of the property with a separate bath and shower. A side door to the rear allows access to the rear garden.

Upstairs you have three bedrooms, two of which are good sized doubles, the third a single.

KFB: https://reports.sprift.com/property-report/?access_report_id=5094729





Total area: approx. 81.0 sq. metres (872.0 sq. feet)



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | 62 | | |
| (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.

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