



114 Ward Street

| WV2 2NU | Offers In The Region Of £250,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Ample Size Living Room
- Principal Bedroom with En-suite
- Well Maintained Garden
- Short Drive to Central Wolverhampton
- *No Upward Chain*
- Full-Width Kitchen and Dining Area
- Ground Floor WC
- Driveway for Two Vehicles
- Freehold Property / EPC Rating - B / Council Tax Band - B





This attractive three-bedroom semi-detached home offers well-proportioned accommodation throughout. The ground floor begins with a long and welcoming entrance hallway that transitions into a generously arranged living room.

This connects through to a full-width kitchen with ample worktop space, neutral cabinetry, and an integrated hob and oven. There is sufficient space for a dining area, making it ideal for family living and entertaining. A convenient ground floor WC completes the layout.

Upstairs, the principal bedroom enjoys the advantage of an en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

Large French doors open out onto a well-maintained rear garden, which benefits from a combination of paved patio, lawn, planted borders, and a useful garden shed.

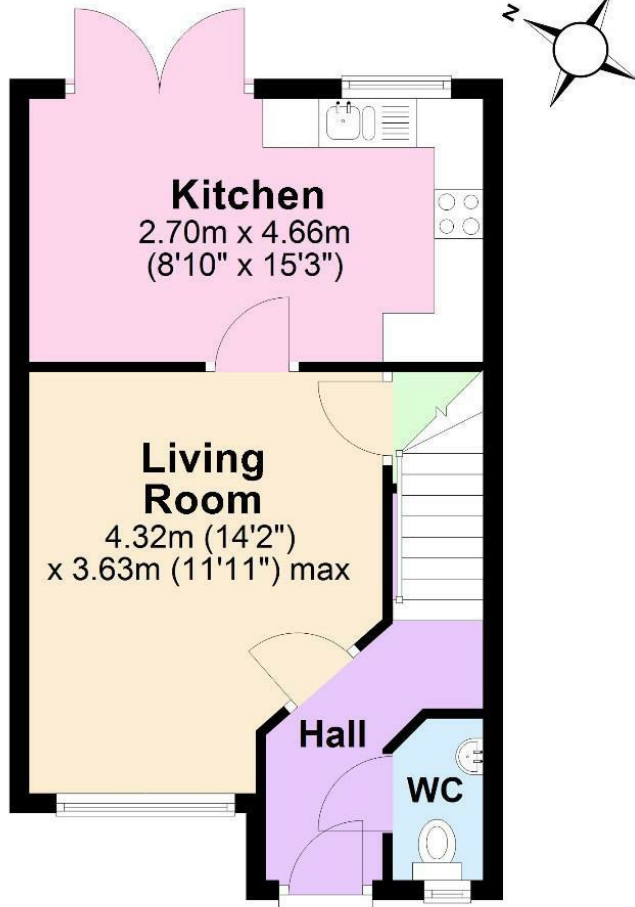
This property is situated within a convenient residential location, with local shops and everyday amenities close at hand. It is ideally suited for families, benefiting from a choice of nearby primary and secondary schools within easy reach. A children's playground is located directly on the doorstep, offering a safe and accessible outdoor space, while larger green areas, recreational facilities and Wolverhampton city centre are all just a short distance away.

*annual service charge of approximately £50



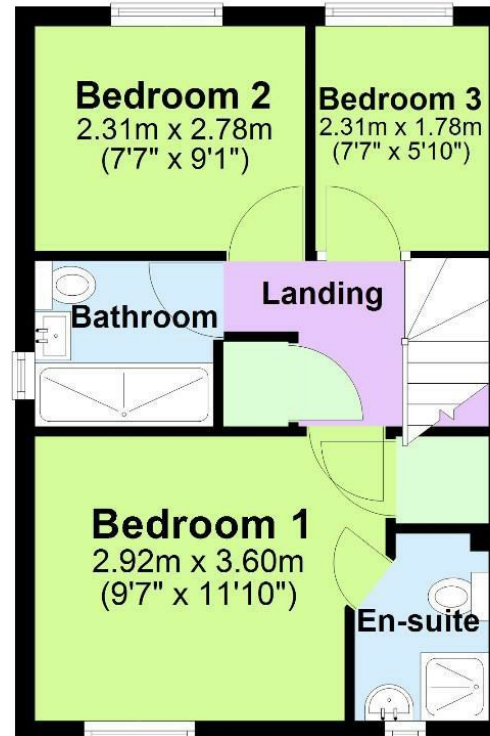
Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 68.4 sq. metres (735.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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		

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& LUND**