



R
&L

26 Westcroft Avenue

Underhill | WV10 8NH | Offers In Excess Of £250,000

ROYSTON
& LUND

- NO CHAIN
- THOUGHTFULLY RENOVATED THROUGHOUT
- STYLISH BATHROOM
- CONCRETE PRINT FOREGARDEN
- EXCELLENT LOCATION
- FOUR BEDROOMS
- NEW KITCHEN & DINING AREA
- LANDSCAPED REAR GARDEN IDEAL FOR GATHERINGS
- COUNCIL TAX BAND 'A'
- INTERNAL INSPECTIONS HIGHLY ADVISED





Situated in the desirable area of Westcroft Avenue, Underhill, Wolverhampton, this beautifully renovated house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home.

Upon entering, you will be greeted by a large reception room, providing ample space for relaxation and entertaining guests. The entire house has been fully refurbished to an excellent standard, ensuring a contemporary feel throughout. The brand new open plan kitchen dining area is a standout feature, equipped with modern appliances and stylish finishes, making it a delightful space for culinary enthusiasts.

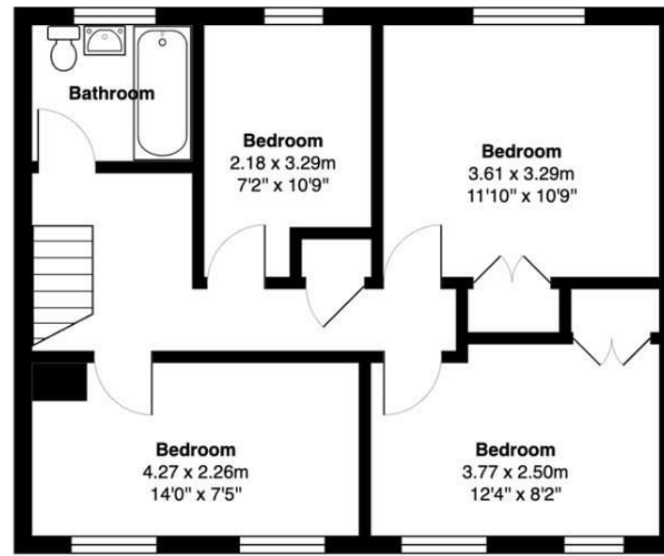
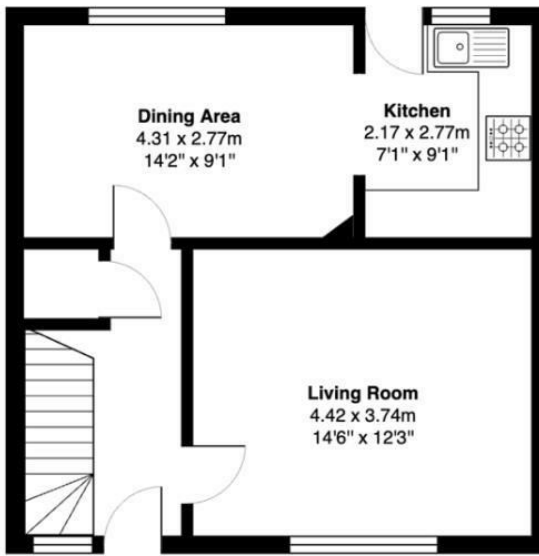
The property boasts a landscaped rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. This outdoor space is designed for both beauty and functionality, providing a serene retreat for residents.

With its thoughtful renovations and high-quality finishes, this home is ready for you to move in and make it your own. Westcroft Avenue is conveniently located, offering easy access to local amenities and transport links, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the opportunity to view this exceptional property, which truly embodies modern living in a charming setting.





EPC



Total Area: 98.9 m² ... 1065 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON
& LUND