



16 Ranelagh Road

| WV2 3EJ | Offers In Excess Of £200,000

**ROYSTON
& LUND**

- Three Bedrooms
- Dining Room / Living Area
- Separate Living Room
- Kitchen with Connecting Utility
- Ground Floor Bathroom
- South Facing Garden
- Freehold Property
- EPC Rating - D
- Council Tax Band - A
- Very Close to Central Wolverhampton





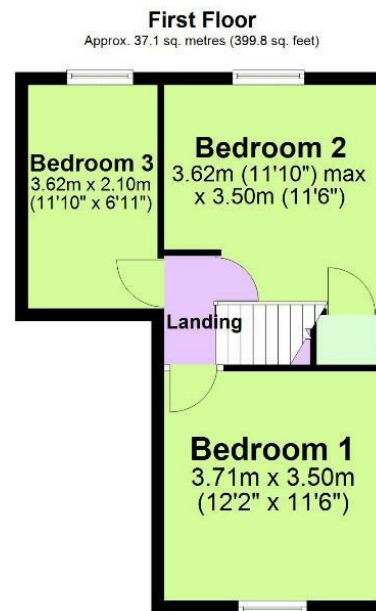
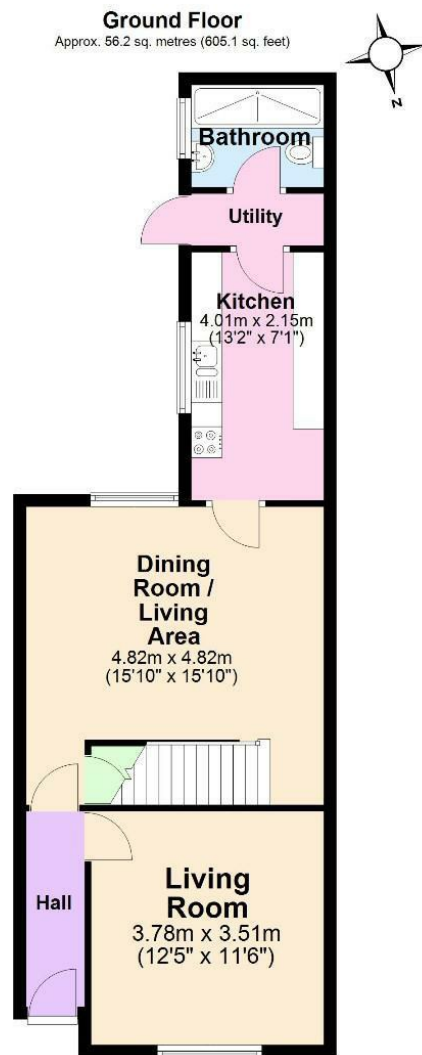
This well-proportioned three-bedroom terraced property offers spacious accommodation arranged over two floors. Upon entering through the entrance hallway, to the right is a generously sized living room, while straight ahead is a large dining and additional living area, providing flexible space for family living and entertaining.

To the rear is the kitchen, fitted with a freestanding gas hob, which leads through to a useful utility area and on to the ground floor bathroom. The kitchen also benefits from side access opening out to a south-facing rear garden.

Upstairs, there are three bedrooms, two of which are well-proportioned double rooms. The property has on-street parking available to the front.

This property is located in a well-served urban area with a variety of everyday amenities close by. Residents can enjoy outdoor space close-by at Phoenix Park, offering green space and recreation, and there are further parks and facilities within easy reach. The area also benefits from a selection of primary and secondary schools within walking distance, alongside good transport links into the city and beyond.





Total area: approx. 93.4 sq. metres (1005.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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