



Affitto Estate Agents proudly bring to the market this spacious family home situated in heart of a new development project complete with new-build properties in the ever popular area of Wolverhampton. The property has excellent links to Wolverhampton City Centre, Tettenhall and numerous local schools, parks and amenities.

The accommodation is ideal for a family and comprises of, on the ground floor; an entrance, hallway, ground floor W/C, lounge, fitted kitchen with spacious dining area and the following white goods: fridge freezer, chest freezer, oven/hob, washing machine and dishwasher.

On the first floor you will find two double bedrooms and one single. One of the double bedrooms accompanies an ensuite bathroom with walk-in shower and the family bathroom has both bath and shower facilities.

On the second floor there are two further double bedrooms, both with full ensembles and walk-in showers. This property will come equipped with a number of furnishings and décor items included throughout.

There are 3 private driveway spaces and a secure, spacious rear garden with both patio and turf.

This property is available to view NOW, CONTACT US TODAY.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	84	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.