



**31 Rosewood Gardens, Essington,
Wolverhampton, Staffordshire. WV11
2DF**

A semi detached property located on a popular residential development within a sought after South Staffordshire village. The accommodation comprises: hall, lounge, dining kitchen, conservatory, 3 bedrooms and bathroom.



Asking Price £245,000 Freehold

FEATURES

- Semi Detached Home
- Situated In A Quiet Cul-De-Sac On A Popular Residential Development
- Ideal Family Accommodation
- Popular And Much Sought after Village Location
- Three Bedrooms
- Breakfast Kitchen
- Conservatory
- Private Rear Garden
- Freehold
- Council Tax Band B



ROOM DESCRIPTIONS

Reception Hall

2.54m x 1.43m (8' 4" x 4' 8") With laminated flooring and glazed door leading to the lounge.

Living Room

4.23m x 4.28m (13' 11" x 14' 1") max. With bow window to front, Adam style fire place with fitted gas fire, coving, radiator stairs off and under stairs cupboard.

Breakfast Kitchen

2.60m x 4.29m (8' 6" x 14' 1") With a range of wall and base cupboards having matching work surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap, splash back tiling, built in double oven, separate gas hob, overhead extractor, radiator, breakfast bar, window to rear and door to conservatory.

L Shaped Conservatory

2.94m x 3.68m (9' 8" x 12' 1") max. With door to rear garden and radiator.

Landing

With access to roof space.

Bedroom 1

3.57m x 4.30m (11' 9" x 14' 1") max. Having window to front, radiator and built in cupboard with gas combination boiler

Bedroom 2

2.32m x 2.45m (7' 7" x 8' 0") With window to rear and radiator.

Bedroom 3

2.33m x 1.77m (7' 8" x 5' 10") With window to rear and radiator.

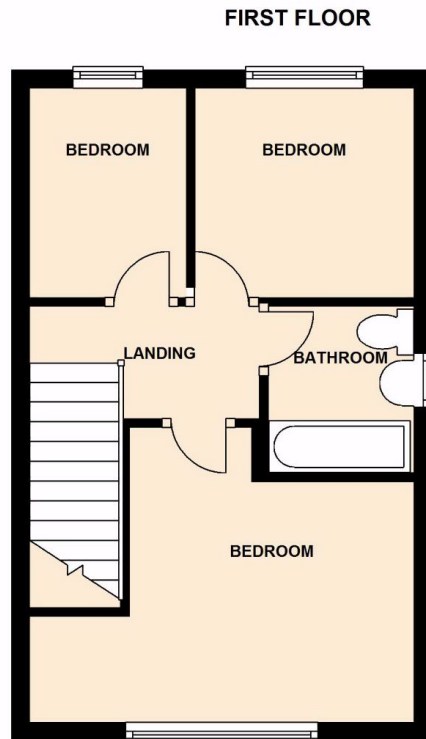
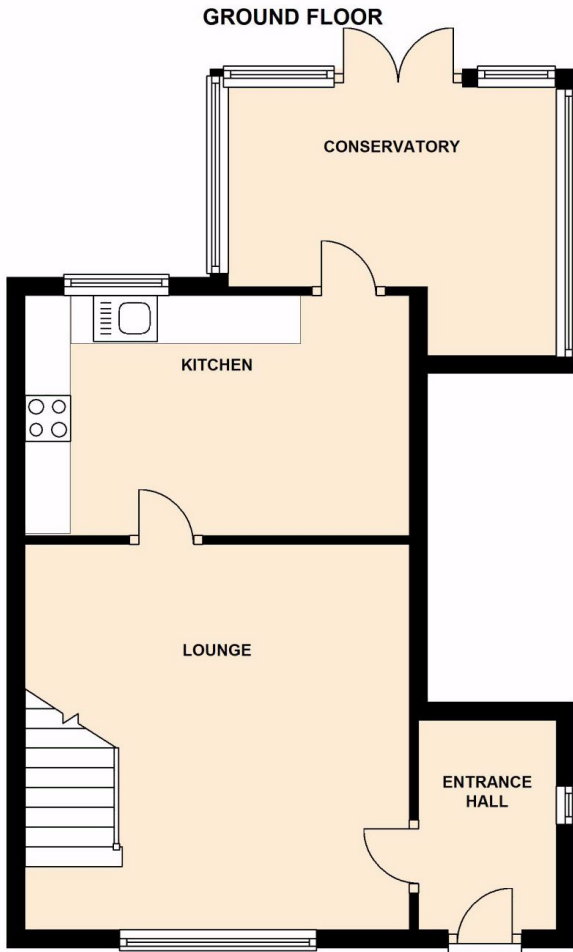
Bathroom

Having white suite with chrome fittings comprising, panelled bath with shower unit over, pedestal wash hand basin and low flush w.c, ceramic splash back wall tiling and radiator.

Outside

A block paved driveway provides off road parking and leads past an open plan front garden. The fully enclosed rear garden enjoys an open aspect to the rear and comprises paved patio and lawn area with borders, tree, shrubs & garden shed.

FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wednesfield 78, Blackhalve Lane, Wolverhampton, WV11 1BH 01902 305599 wednesfield@oliverling.com

Important Notice. Oliver Ling Estate agents for themselves and for the vendor or lessors of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Oliver Ling Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.