



24 Robin Grove, Wednesfield, Wolverhampton, West Midlands. WV11 1LQ

REDUCED! Viewing is strongly recommended in order to fully appreciate this recently refurbished detached home. It is situated in a quiet backwater within a popular residential area and is ideally located for Wednesfield town centre and the excellent range of facilities at Bentley Bridge retail and leisure park. The ideal family accommodation briefly comprises, storm porch, through living room, kitchen, utility room with separate WC, three bedrooms, bathroom and garage.

Offers Over £250,000 Freehold



FEATURES

- Excellent Value
- Refurbished Detached Home.
- Viewing Recommended
- No Chain
- Situated In A Popular Cul-De-Sac
- Ideal Family Accommodation
- Three Good Size Bedrooms
- Spacious Family Bathroom
- Utility Room with Separate WC
- Garage
- Freehold
- Council Tax Band D



ROOM DESCRIPTIONS

Storm Porch

Having UPVC double glazed door, ceramic tiled floor and down lighting.

Living Room.

3.6m x 7.2m (11' 10" x 23' 7") max. Window to front, feature fireplace, stairs off and patio door leading to the rear garden.

Kitchen

3.2m x 2.1m (10' 6" x 6' 11") Having a range of fashionable wall and base cupboards with matching work surfaces incorporating a stainless steel sink unit, splash back tiling, electric cooker point, chimney style overhead extractor, down lighting, laminate floor and window to rear.

Utility Room

1.6m x 5.4m (5' 3" x 17' 9") Base cupboard with stainless steel sink unit, work surface with base cupboards and appliance space beneath, plumbing for washing machine, wall mounted central heating boiler, laminate floor and doors to front and rear garden.

Separate WC

Having low flush suite.

Stairs and Landing

Window to side and access to roof space.

Bedroom 1

3.7m x 3.6m (12' 2" x 11' 10") max. Window to front and radiator.

Bedroom 2

2.8m x 3.6m (9' 2" x 11' 10") Window to rear and radiator.

Bedroom 3

2.4m x 3.2m (7' 10" x 10' 6") Window to front and radiator.

Bathroom

3.2m x 2.1m (10' 6" x 6' 11") Heated towel rail, down lighting and white suite comprising, panelled bath, walk in shower enclosure with rainfall shower head, vanity unit with wash hand basin and low flush w.c

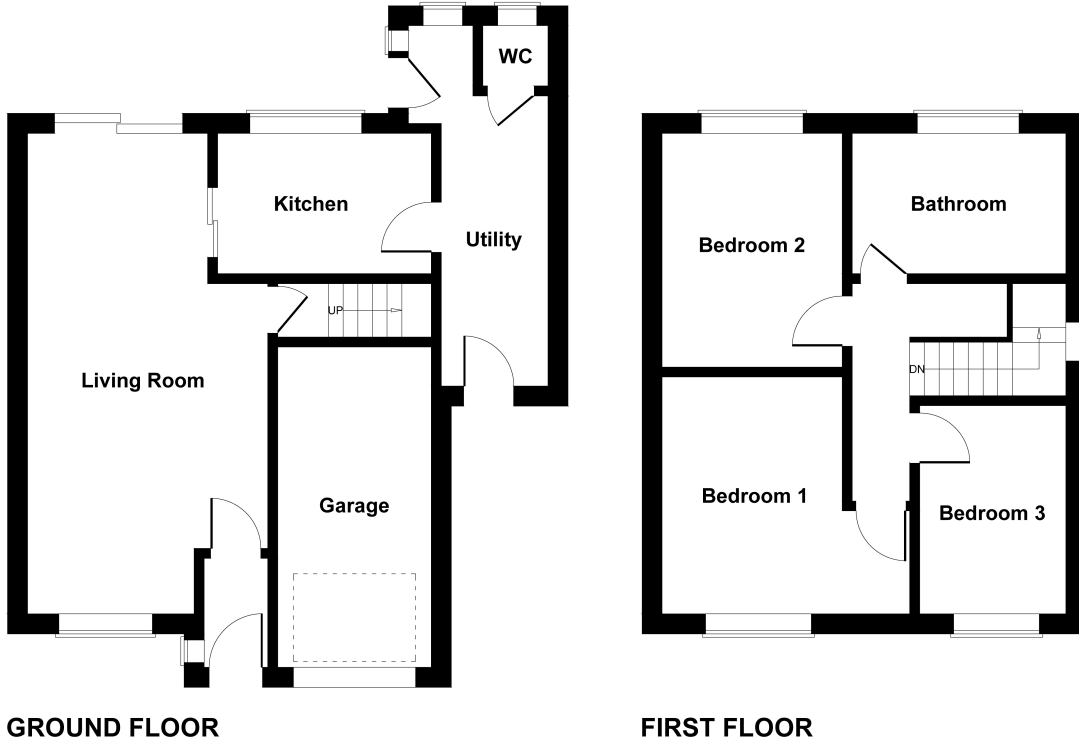
Garage

2.5m x 4.8m (8' 2" x 15' 9") Metal up and over door, light point and power points.

Outside

A block paved drive leads past a lawn area to the integral garage and there is side access to the generous rear garden with extensive paved patio and lawn area with borders.

Robin Grove



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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

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