



## 21 Abbeyfield Road, Old Hall Park, Wolverhampton, West Midlands. WV10 8TH

Viewing is recommended in order to appreciate this ideal family home which is being offered for sale at a very affordable price. It is situated on a popular and much sought after residential development and ideally located for junction two of the M54 motorway giving easy access to the main centres of the West Midlands and Shropshire. The well presented and tastefully decorated accommodation briefly comprises, reception hall, through living room, fashionable kitchen with built in appliances, spacious conservatory, three bedrooms, modern bathroom suite and garage.

**Offers Around £260,000 Freehold**



## FEATURES

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- Semi Detached Home
- No Chain
- Well Maintained Throughout
- Popular and Sought-After Area
- Three Good Size Bedrooms
- Modern Bathroom Suite
- Fashionable High Gloss Kitchen
- Conservatory
- Garage
- Freehold
- Council Tax Band C



## ROOM DESCRIPTIONS

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### Reception Hall

Having UPVC double glazed front door and internal door leading to the living room.

### Through Living Room

3.3m x 6.8m (10' 10" x 22' 4") Window to front, feature fireplace, patio door leading to the conservatory, two radiators and door to an inner hall with stairs leading to the first floor.

### Conservatory

2.9m x 4.0m (9' 6" x 13' 1") Radiator, ceramic tiled floor and French doors leading to the rear garden.

### Kitchen

2.6m x 2.2m (8' 6" x 7' 3") Being fitted with a range of wall and base cupboards having a high gloss finish, matching work surfaces incorporating a stainless steel sink unit, built in oven, separate electric hob with splashback and overhead extractor, plinth heater and integrated fridge freezer and washing machine

### Stairs and Landing

Airing cupboard with central heating boiler and access to partly boarded roof space with loft ladder and electric light point.

### Bedroom 1

3.0m x 4.0m (9' 10" x 13' 1") max. Window to front, radiator and a range of fitted wardrobes.

### Bedroom 2

3.0m x 2.7m (9' 10" x 8' 10") Window to rear, radiator and built in wardrobe.

### Bedroom 3

2.5m x 2.5m (8' 2" x 8' 2") Window to front, radiator and laminate floor.

### Bathroom

Being fully tiled to all exposed walls, heated towel rail, Karndean flooring and white suite comprising P Shaped bath with mixer shower over and side screen, low flush wc and wall mounted vanity unit with wash hand basin.

### Garage

2.4m x 5.1m (7' 10" x 16' 9") Metal up and over door, light point and power point.

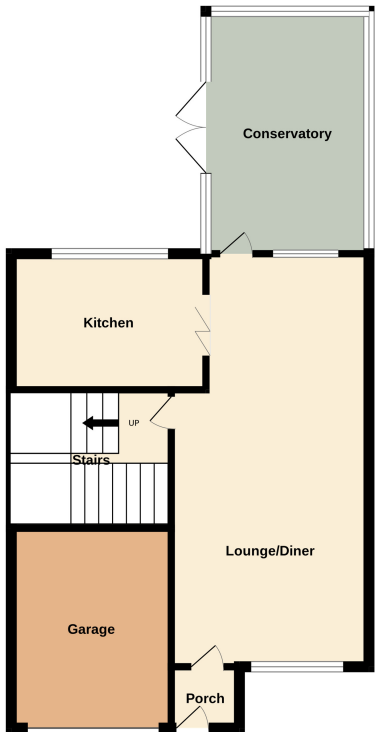
### Outside

A Crete print drive leads past an open plan lawn area to the garage and there is side access to the rear garden having patio with cold water tap and shaped lawn area with borders and decking.

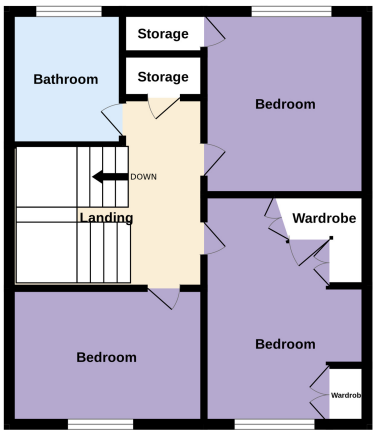
FLOORPLAN & EPC



Ground Floor

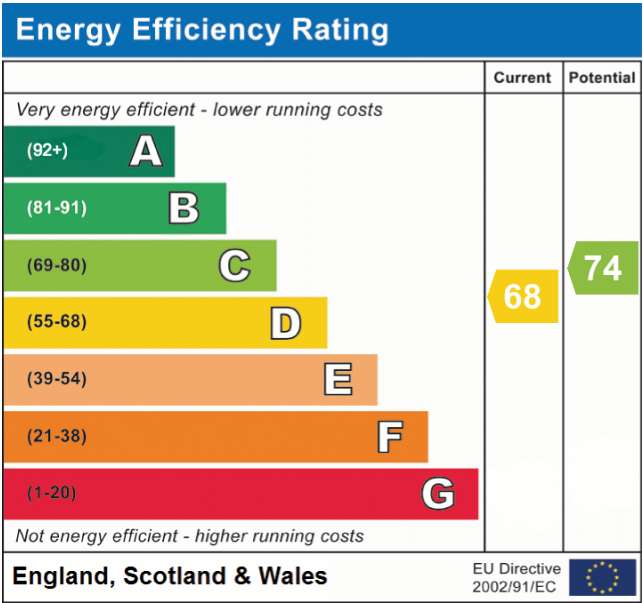


1st Floor



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Measurements are approximate. Not to scale. Illustrative purposes only  
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