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Wootton Road, Wolverhampton, WV3 8EG

Offers Around
£320,000



Property Description

A superbly located, beautifully presented and well appointed property standing in an excellent plot within a highly regarded Finchfield location.

Wootton Road is a prestigious address within Finchfield and stands within easy reach of the excellent and wide ranging local facilities for which Finchfield is renowned. The picturesque open spaces of Bantock Park are nearby and the property is ideally placed for easy access to a wide range of schools in both sectors.

This outstanding property offers well proportioned rooms to both ground and first floors. The house has been greatly improved by the current owner and is beautifully presented throughout.

The property has tasteful, neutral décor and benefits from double glazing and gas fired central heating.

The house stands behind an excellent frontage and benefits from a superb garden to the rear which is a fantastic backdrop.

Accommodation

STORM PORCH

WELCOMING ENTRANCE HALLWAY

GROUND FLOOR WC

FRONT RECEPTION ROOM

4.1m/3.6m x 3.6m (13'5"/11'9" x 11'9")

REAR SITTING ROOM

4.1m x 3.4m (13'5" x 11'1")

IMPRESSIVE DINING KITCHEN

4.7m x 3.1m (15'5" x 10'2")

FIRST FLOOR LANDING

MASTER BEDROOM

4.3m x 3.6m (14'1" x 11'9")

BEDROOM TWO WITH FITTED WARDROBES

4.0m x 3.4m (13'1" x 11'1")

BEDROOM THREE

3.2m x 2.5m (10'5" x 8'2")

FIRST FLOOR FAMILY BATHROOM

2.2m x 2.1m (7'2" x 6'10")

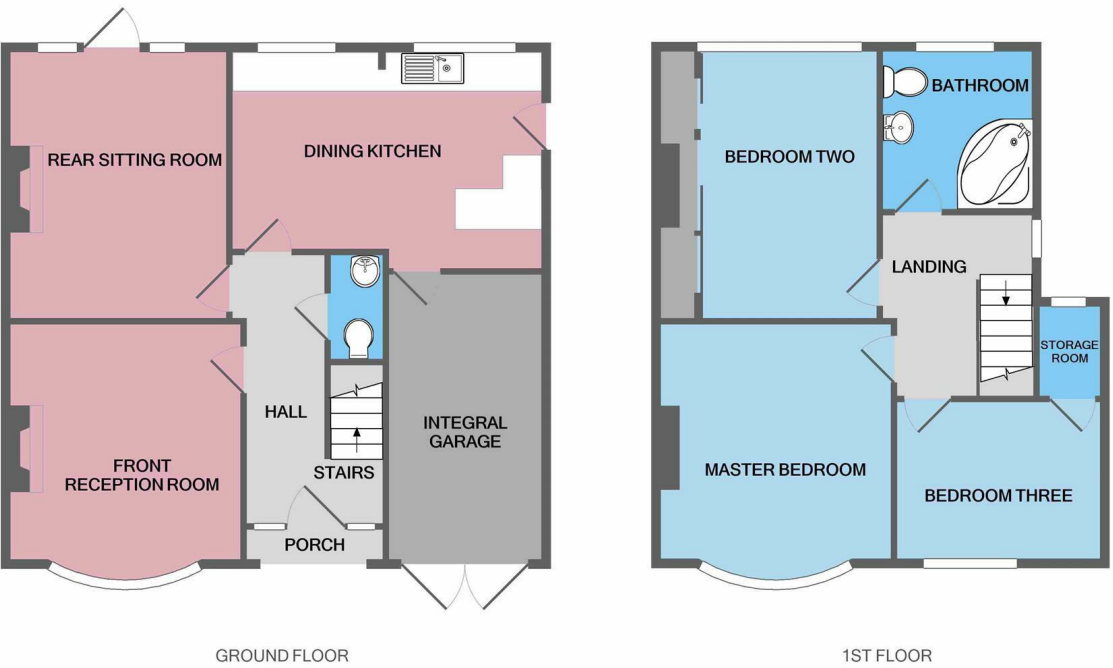
GARAGE

4.5m x 2.4m (14'9" x 7'10")

Tenure: Freehold



Floor Plan: Wootton Road, Wolverhampton, WV3 8EG



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Wolverhampton

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9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	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	EU Directive 2002/91/EC

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

