



12 Greenfield Lane
Fordhouses,
Wolverhampton,
WV10 6NY

Asking Price Of £240,000



Splendid extended semi-detached family home situated in a highly sought after location convenient for Motorway access and the I54 business park. Set behind a driveway for up to 3 cars the property has a side garage, spacious through living/dining room, extended dining kitchen, further sitting room, ground floor w.c, three generous bedrooms and a re-fitted family bathroom. To the rear is an attractive mature southerly facing rear garden.

APPROACH The property is approached via a driveway providing off road parking for up to three vehicles with an adjacent lawned foregarden.

ENTRANCE HALL Double glazed window to the front, radiator, staircase to the first floor landing and doors to the living room and dining kitchen.

THROUGH LIVING/DINING ROOM 26' 3" x 11' 4" (8.01m x 3.47m)

LIVING AREA 16' 2" x 11' 4" (4.94m x 3.47m)

Double glazed bay window to the front, attractive feature fireplace with inset flame effect gas fire, and an opening through to the dining area.

DINING AREA 10' 11" x 9' 6" (3.33m x 2.90m)

Double glazed double doors opening out to the rear garden, radiator and door to the dining kitchen.

DINING KITCHEN 19' 2" x 9' 1" (5.86m x 2.77m)

Double glazed window to the rear, radiator, tiled floor, ceiling down lights, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ bowl sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, integral fridge and freezer. A part glazed door leads through to the sitting room.

SITTING ROOM 10' 4" x 10' 0" (3.16m x 3.06m)

Double glazed window to the side, double glazed double doors opening out to the rear garden, laminate flooring and fitted electric fire. A part glazed door leads to the side veranda and a further door to a w.c.

W.C

Low level w.c, corner wash hand basin and radiator.

SIDE VERANDA Having a door to the front driveway, access to a store cupboard and door into the garage.

FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch with drop down loft ladder, radiator and doors to:

BEDROOM ONE 11' 5" x 10' 10" (3.48m x 3.31m)

Double glazed window to the front, radiator and a range of fitted furniture including wardrobes, bedside tables, dressing table and drawers.

BEDROOM TWO 11' 5" x 8' 8" (3.5m x 2.65m max, 2.2 min)

Double glazed window to the rear and radiator.

BEDROOM THREE 10' 11" x 9' 1" (3.34m x 2.77m max, 1.78m min)

Double glazed window to the front, radiator and built in over stairs wardrobe.

RE-FITTED FAMILY BATHROOM 8' 10" x 6' 9" (2.70m x 2.08m)

Double glazed window to the side, tiled walls, under floor heating, ceiling down lights, towel rail and a contemporary white suite comprising close coupled w.c, sink with vanity cupboards beneath, corner bath and shower enclosure.

REAR GARDEN To the rear of the property is an attractive mature garden with shaped lawn, mature shrub borders and patio area.

GARAGE 16' 4" x 8' 2" (4.98m x 2.5m)

Up and over door to the front, power points, lighting and a cold water tap.



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