



SWF



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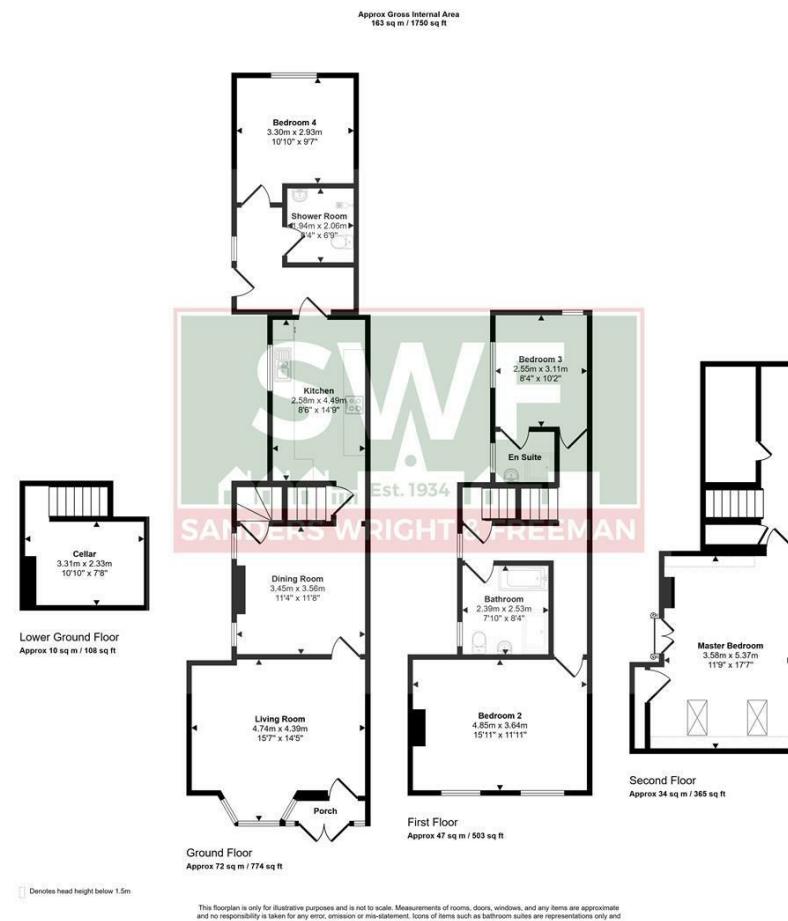
SWF

76 CHURCH ROAD  
WOLVERHAMPTON, WV3 7ER

£310,000  
FREEHOLD

Deceptively large four bedroom semi-detached home situated in an extremely popular location close to a range of amenities including shops, schools and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property has been thoughtfully improved by the current owners and features both versatile and spacious accommodation throughout comprising entrance porch, separate living & dining rooms, re-fitted kitchen, ground floor shower room, ground floor bedroom, two double bedrooms to first floor, re-fitted family bathroom and a stunning master bedroom to the second floor. A driveway to the front provides off road parking and there is a large enclosed garden to the rear.

**SWF**  
Est. 1934  
SANDERS WRIGHT & FREEMAN



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



Sanders, Wright & Freeman -  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements