



SWF



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17 HOLLY GROVE WOLVERHAMPTON, WV3 7DX

OFFERS IN THE REGION OF £280,000

FREEHOLD

Well presented and extended three bedroom semi-detached family home situated in an extremely popular location convenient for a range of amenities including sought after schools, shops, access to public transport and Wolverhampton city centre only a short drive away. The property has been maintained to a high standard by the current owner with spacious accommodation throughout featuring a resin bound driveway providing off road parking for several vehicles, entrance porch, hallway, separate living & sitting rooms, extended kitchen, three bedrooms, family bathroom and a large split level garden to the rear.

17 HOLLY GROVE

- Well Presented Three Bedroom Family Home
- Extremely Popular Location Close To A Range Of Amenities
- Generous Resin Bound Driveway Providing Off Road Parking
- Separate Living & Sitting Rooms
- Split Level Rear Garden With Paved Seating Area
- Ideal For First Time Buyers Or Families



APPROACH

The property is approached via a resin bound driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Under stairs cupboard, radiator, staircase to the first floor landing and doors to the living room, sitting room and kitchen.

LIVING ROOM

Double glazed bay window to the front, radiator, feature fireplace with inset gas fire and double doors opening through to the sitting room.

SITTING ROOM

Double glazed sliding patio doors opening to the rear garden. radiator and feature fireplace with timber hearth and surround.

KITCHEN

Double glazed windows to the side and rear, part tiled walls, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ stainless steel sink and drainer unit with mixer tap. There is space for a cooker, plumbing for a washing machine and a part glazed door provides access to the rear.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

BEDROOM ONE

Double glazed window to the rear and radiator.

BEDROOM TWO

Double glazed window to the front and radiator.

BEDROOM THREE

Double glazed window to the front

BATHROOM

Double glazed obscure window to the rear, towel rail, ceiling down lighters, part tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and P-shaped panelled bath with shower above.

GARDEN

To the rear of the property is a large and enclosed split-level garden with a paved patio area and lawn beyond. A door provides access to the garage.

GARAGE

Doors to the front and rear, power points and lighting.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast

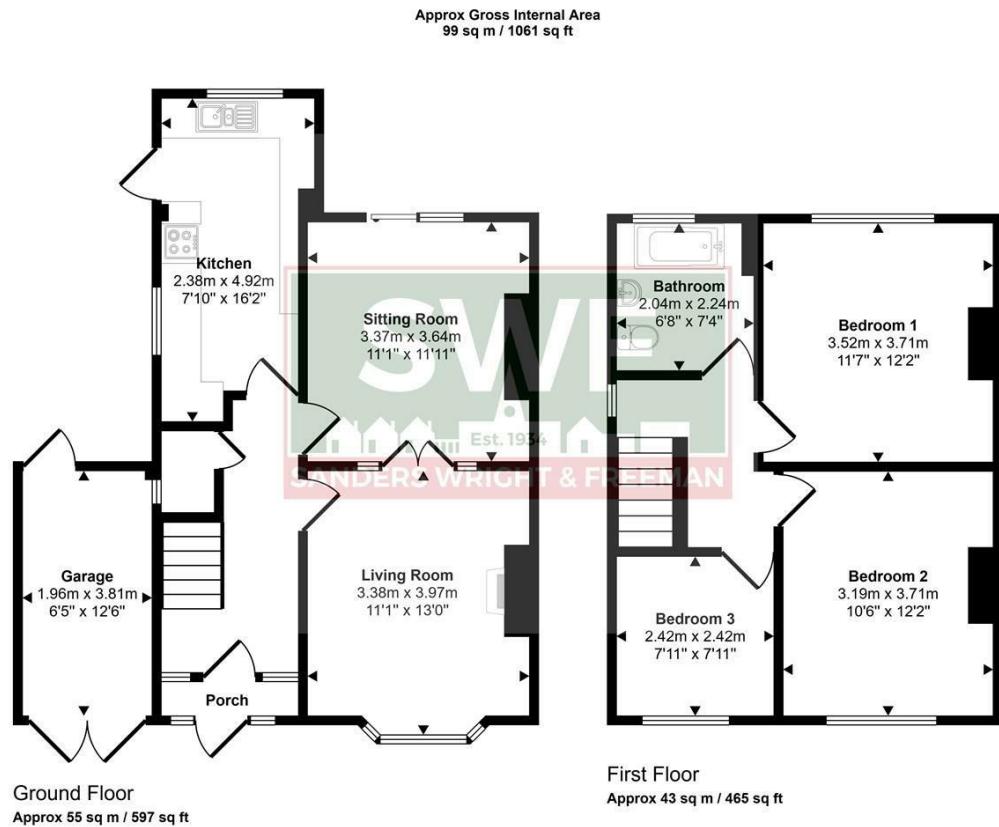
are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

17 HOLLY GROVE





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfstateagents.co.uk
www.swfstateagents.co.uk

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