



## 34 GIBBONS GROVE WOLVERHAMPTON, WV6 0JF

OFFERS IN THE REGION OF £215,000  
FREEHOLD

Very well presented traditional style semi-detached home in a sought after cul-de-sac location, available with NO ONWARD CHAIN. Driveway provides off road parking and accommodation includes hallway, guest w.c., spacious through lounge/dining room, re-fitted breakfast kitchen, three bedrooms and modernised bathroom. To the rear is a small enclosed garden. Ideally located for a range of local schools and public transport to the city centre.

# 34 GIBBONS GROVE

- Three Bedroom Semi-Detached Home
- Popular Location
- Through Living Room
- Cul-De-Sac Location
- Off Road Parking
- Enclosed Rear Garden



## Approach

The property is approached via a driveway providing off road parking.

## Open Porch

## Reception Hall

Radiator, staircase to the first floor landing and doors to:

## Guest W.C.

Double-glazed obscure window to the side, low level w.c and wash hand basin.

## Through Living/Dining Room

28'6" into bays x 10'5"

Double-glazed bay windows to the front and rear with a door leading out to the rear garden, two radiators and an attractive feature fireplace.

## Breakfast Kitchen

14'5" max x 8'6" max, 6'2" min

Double-glazed windows to the front and rear, part tiled walls, tiled floor and doors to the front driveway and rear garden. Fitted with a range of wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven and hob and plumbing for a washing machine.

## First Floor Landing

## Bedroom One

13'11" into bay x 10'5"

Double-glazed bay window to the front and radiator.

## Bedroom Two

12'7" x 10'5"

Double-glazed window to the rear and radiator.

## Bedroom Three

6'10" x 6'5"

Double-glazed window to the front and radiator.

## Bathroom

7'6" x 6'5"

Double-glazed obscure window to the rear, towel radiator and white suite comprising panelled bath, pedestal wash hand basin and close-coupled w.c.

## Rear Garden

To the rear of the property is a small enclosed garden with patio and lawn areas.

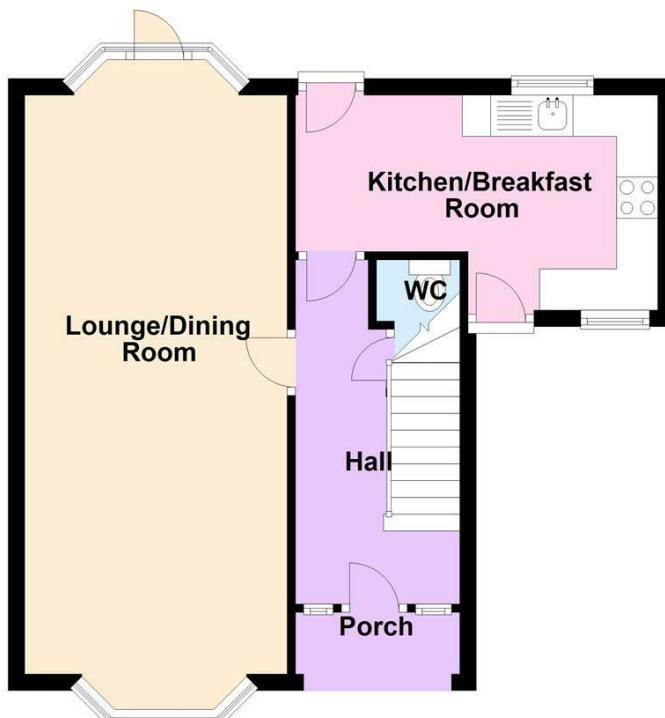
## COUNCIL TAX BAND

Wolverhampton City Council - Band A

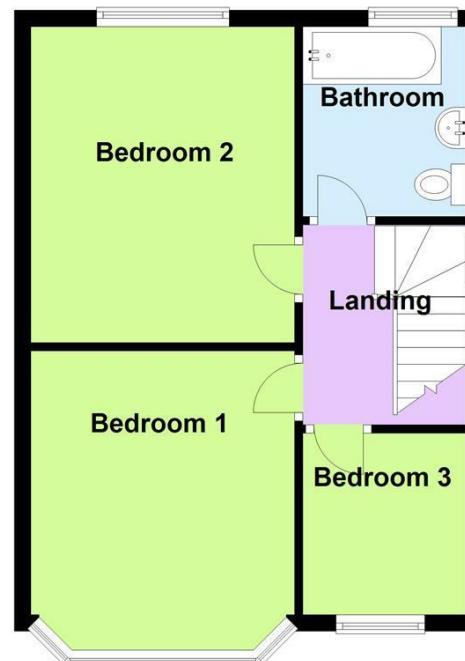
## 34 GIBBONS GROVE



### Ground Floor



### First Floor



Map data ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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