



## 5 SPRINGHILL GROVE

WOLVERHAMPTON, WV4 4SU

OFFERS IN THE REGION OF £290,000  
FREEHOLD

NO CHAIN - Four bedroom semi-detached home situated in an extremely popular location close to a wide range of amenities including highly regarded schools, shops and access to public transport with the more extensive amenities of Wolverhampton City Centre, Penn and Wombourne Village all within easy travelling distance. The property offers both well presented and spacious accommodation throughout, ideal for families or first time buyers, and features entrance porch, hallway, separate living and dining rooms, kitchen, conservatory, four bedrooms with ensuite to bedroom one, family bathroom, enclosed garden to the rear, garage and a driveway to the front providing off road parking.





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- No Onward Chain • Sought After Cul-De-Sac Location • Well Served By A Range Of Amenities • Ideal For Families Or First Time Buyers • Separate Living & Dining Rooms • Ensuite Shower Room To Bedroom One • Enclosed Rear Garden • Garage & Driveway Providing Off Road Parking



### APPROACH

Via a driveway providing off road parking for several vehicles.

### ENTRANCE PORCH

Door to the hallway.

### HALLWAY

Staircase to the first floor landing, radiator, under stairs storage and doors to the living room and dining room.

### LIVING ROOM

Double glazed bay window to the front, radiator and feature fireplace with timber mantel and inset multi-fuel stove.

### DINING ROOM

Two radiators, wall mounted gas fire, opening to the kitchen and double glazed sliding doors to the conservatory.

### KITCHEN

Double glazed windows to the side and rear, tiled floor, heated towel rail and a range of fitted wall, drawer and base units with work surfaces over incorporating a stainless steel sink and mixer tap. There is a built in double oven with microwave function, 4 ring hob and integrated appliances including a dishwasher, washing machine, fridge and freezer. A part glazed door provides access to the rear garden.

### CONSERVATORY

Double glazed to the side and rear, double doors to the rear garden.

### FIRST FLOOR LANDING

Double glazed obscure window to the side, radiator, staircase to the second floor landing and doors to bedroom two, bedroom three, bedroom four, family bathroom.

### BEDROOM TWO

Double glazed bay window to the front and radiator.

### BEDROOM THREE

Double glazed window to the rear, radiator and built in storage cupboard.

### BEDROOM FOUR

Double glazed window to the front and radiator.

### FAMILY BATHROOM

Double glazed obscure window to the rear, radiator, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

### SECOND FLOOR LANDING

Door to bedroom one.

### BEDROOM ONE

Double glazed window, radiator, built in over head storage and a door to the ensuite shower room.

### ENSUITE SHOWER ROOM

Ceiling down lighters, tiled walls, low level w.c, wash hand basin and corner shower enclosure.

### GARAGE

Up and over door to the front, power points, lighting,

door to the rear and fitted counter top work surface with space beneath for various household appliances.

### **REAR GARDEN**

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. There are three timber sheds and a useful outdoor power socket.

### **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

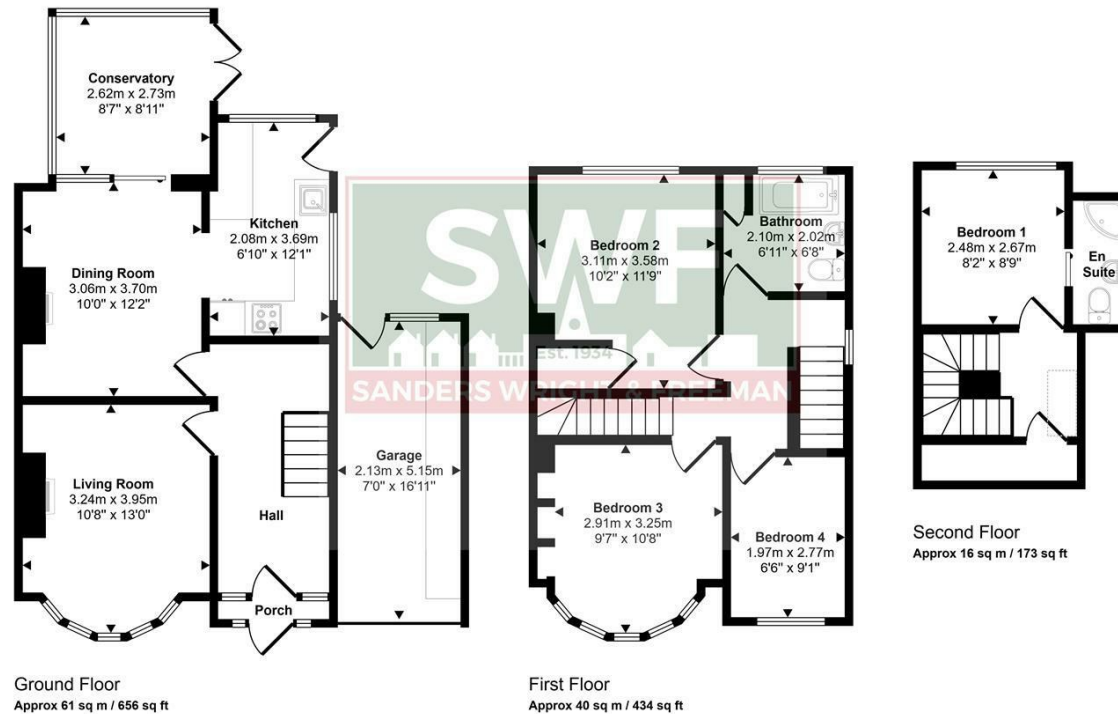
Ofcom provides an overview of what is available.

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

## **5 SPRINGHILL GROVE**



Approx Gross Internal Area  
117 sq m / 1262 sq ft



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		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(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