



Macon Grove, Wolverhampton, WV10 6FB

£325,000

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Paul Carr Estate Agents are delighted to bring to market this immaculately presented and meticulously finished four bedroom detached family home in the ever popular Bushbury area of Wolverhampton.

An internal inspection reveals a welcoming entrance hall, spacious living room, beautiful kitchen diner with French Doors into the garden and completing the ground floor is the utility area and guest W/C.

Stairs lead to the first floor where the property boasts FOUR excellent sized bedrooms with the master having an en suite shower room and completing the floor is the main bathroom.

Outside is a pleasant privately enclosed rear garden and to the fore is a good sized driveway and garage.

The property also falls near to highly regarded local schools, shops and easily accessible transport links.

DO NOT MISS YOUR CHANCE TO VIEW!!!





Property Specification

STUNNING FOUR BEDROOM FAMILY HOME
HIGHLY SOUGHT AFTER LOCATION
SPACIOUS LIVING ROOM
KITCHEN DINER
UTILITY ROOM AND GUEST WC

Hall

Living Room 4.98m (16'4") max x 3.43m (11'3")

Kitchen/Diner 5.62m (18'5") x 3.57m (11'9")

Utility Room 2.42m (7'11") x 1.54m (5'1")

WC

Garage

Landing

Bedroom 1 3.33m (10'11") x 3.26m (10'8")

Bedroom 2 3.74m (12'3") x 2.93m (9'7") plus 0.20m (0'8") x 0.20m (0'8")

Bedroom 3 2.93m (9'7") x 2.80m (9'2")

Bedroom 4 3.11m (10'2") x 2.21m (7'3")

Bathroom

En-suite

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



Total area: approx. 114.9 sq. metres (1237.1 sq. feet)