



178 Marsh Lane, Fordhouses, Wolverhampton, WV10 6RX

BERRIMAN
EATON

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A well-appointed three bedroom family residence standing in a convenient location

LOCATION

Marsh Lane stands in a sought after residential area within easy reach of a wide range of local facilities and amenities and with a wide range of schooling being available. The A449 facilitates fast access to both the city centre and the motorway network (M54 J2) and the highly publicised i54 Business Park is within easy reach.

DESCRIPTION

178 Marsh Lane offers well-proportioned accommodation with a reception room and dining kitchen to the ground floor, three bedrooms and a bathroom to the first floor. The property benefits from gas fired central heating, double glazing, off road parking and a good size enclosed garden to the rear.

ACCOMMODATION

A double glazed front door with panels to either side opens into the ENTRANCE HALL with tiled flooring and an under stairs storage cupboard. The LIVING ROOM has a double glazed walk in bay window to the front, and electric fire with marble effect hearth and slips and a wooden surround. The DINING KITCHEN comprises a range of wall and base units with fitted worktops and tiled splash back, an electric oven with four ring electric hob and extractor fan above, space for a fridge-freezer, washer dryer, sink unit with drainer, a built in storage cupboard, TV point and a double glazed window and door to the rear.

Stairs rise to the upper level LANDING with a double glazed window to the side elevation. The PRINCIPAL BEDROOM comprises a double room with a double glazed walk in bay window to the front. BEDROOM TWO is a double room with a double glazed window to the rear. BEDROOM THREE has a double glazed window to the front. The BATHROOM has a panelled bath with shower, WC and hand basin with tiled splash back, part tiled walls and a double glazed window to the rear.

OUTSIDE

The property has a shaped lawn to the front with a hedged border, a driveway proving off street parking and gated side access to the rear garden which is laid to lawn and has a paved patio.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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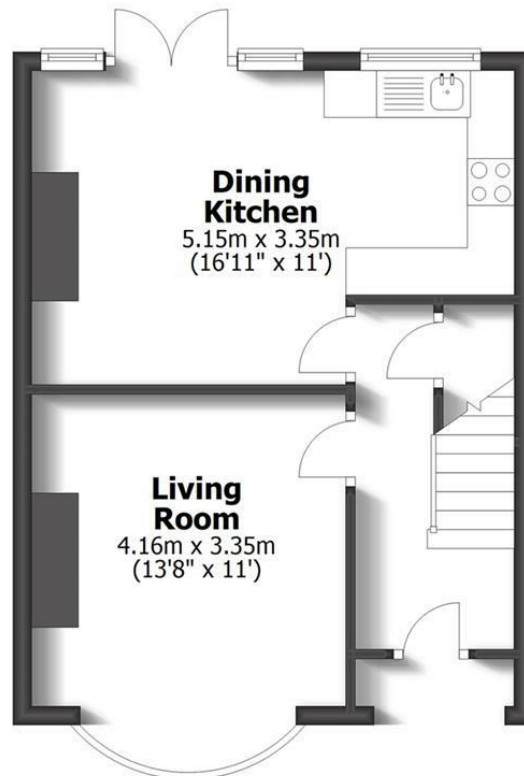
EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

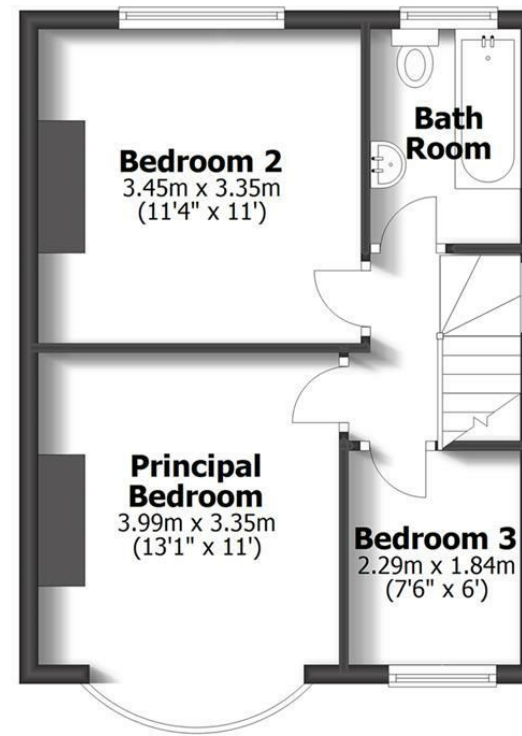


178 Marsh Lane
Fordhouses

TOTAL: 71sq.m. 764sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

