



19 Allen Road

| WV6 0AW | Offers Over £220,000

ROYSTON
& LUND

- DECEPTIVELY SPACIOUS
- TWO RECEPTION
- FAMILY RESIDENCE
- ROOMS
- THREE GOOD SIZED
- FAMILY BATHROOM
- BEDROOMS
- EXCELLENT LOCATION
- FEATURING MANY
- GREAT SCHOOLS
- ORIGINAL
- CHARACTERISTICS
- VIEWINGS ADVISED
- FREEHOLD





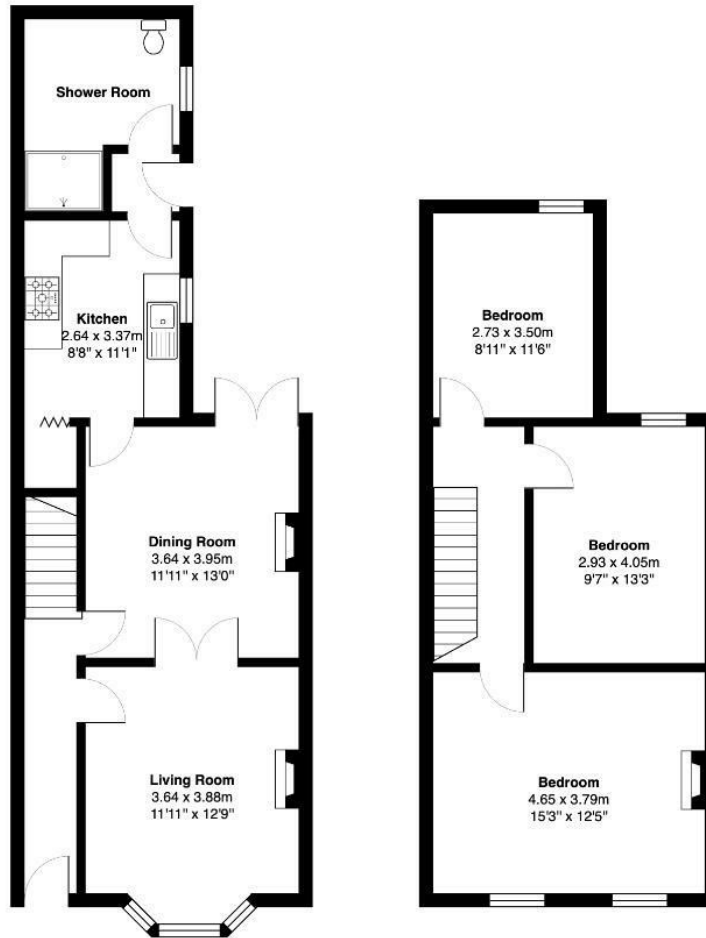
Nestled on the charming Allen Road in Wolverhampton, this delightful semi-detached house offers a perfect blend of comfort and space for families or professionals alike. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The single bathroom is conveniently located, ensuring ease of access for all residents.

With its appealing layout and generous living areas, this property presents an excellent opportunity for those seeking a welcoming environment in a vibrant community. The location on Allen Road offers a balance of tranquillity and accessibility, making it a desirable choice for anyone looking to settle in Wolverhampton.

This semi-detached house is not just a place to live; it is a place to call home. Whether you are a first-time buyer or looking to expand your property portfolio, this residence is sure to meet your needs. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.





Total Area: 103.8 m² ... 1117 ft²
INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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