



## 4 WENDELL CREST

WOLVERHAMPTON, WV10 8UJ

OFFERS IN THE REGION OF £250,000  
FREEHOLD

Two bedroom detached bungalow situated in a pleasant cul-de-sac of similar type properties, available with NO ONWARD CHAIN. Whilst the property would benefit from some general updating and decoration, it offers excellent potential and good size accommodation comprising entrance hall, living room, dining room, kitchen, two bedrooms and shower room. A driveway and garage provide off road parking, and to the rear is a low maintenance garden.





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- NO ONWARD CHAIN • CUL-DE-SAC LOCATION • TWO BEDROOMS • LIVING ROOM • DINING ROOM • DRIVEWAY • GARAGE • LOW MAINTENANCE GARDEN



### APPROACH

The property is approached via a driveway providing off road parking which continues along the side of the property to a garage.

### ENTRANCE HALL

Doorway to the living room.

### LIVING ROOM

12'11" x 9'9"

Double-glazed window to the front, radiator, opening to the dining room.

### DINING ROOM

12'2" x 8'4"

Double-glazed window to the side, radiator, doorways to the inner hall and kitchen.

### KITCHEN

Double-glazed windows to the front and side, radiator, range of fitted 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, plumbing for a washing machine, and space for a slimline dishwasher. Doorway to the side driveway.

### INNER HALL

Built in airing cupboard.

### BEDROOM ONE

11'1" x 10'11"

Double-glazed window to the rear, radiator.

### BEDROOM TWO

10'11" into wardrobe x 6'8"

Double-glazed window to the rear, radiator, fitted wardrobe with sliding mirror door.

### SHOWER ROOM

Double-glazed obscure window to the side, radiator, coloured suite comprising close-coupled w.c, bidet, pedestal wash hand basin, and shower enclosure.

### GARAGE

18'9" x 8'2"

Up and over door to the front.

### REAR GARDEN

To the rear of the property is a low maintenance garden mainly laid to paving.

### TENURE Freehold

The property is freehold.

### SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

### COUNCIL TAX

Wolverhampton City Council - Tax Band C

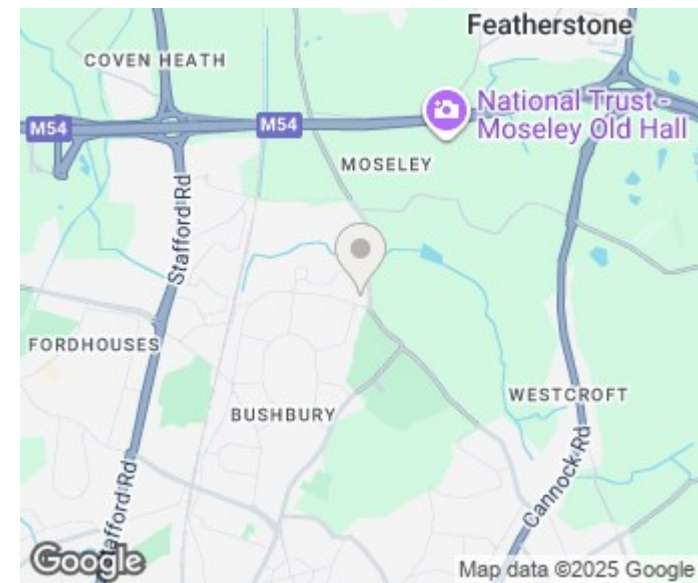
### BROADBAND

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 availability and speed

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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