



## 2A DIPPONS DRIVE WOLVERHAMPTON, WV6 8HJ

OFFERS IN THE REGION OF £350,000  
**FREEHOLD**

Situated in a highly desirable location on the western side of the city is this detached two bedroom bungalow, available with NO ONWARD CHAIN. Set back from the road with a driveway providing off road parking, the property features an impressive conservatory, pleasant enclosed rear garden, double length garage, through living room, kitchen and shower room.

Well located for public transport, local shops and convenient for access to Tettenhall village and the further amenities of Wolverhampton City Centre.



## 2A DIPPONS DRIVE

- NO ONWARD CHAIN • HIGHLY SOUGHT AFTER
- LOCATION • IMPRESSIVE
- CONSERVATORY • SHOWER
- ROOM • GARAGE • TWO
- BEDROOMS • LIVING/DINING ROOM • BUS
- SERVICE AND LOCAL SHOPS NEARBY



### APPROACH

The property is approached via a driveway providing off road parking for several vehicles and access to a side garage. A gated passageway provides access to the garden.

### ENTRANCE PORCH

### HALLWAY

Radiator, loft access hatch, built in airing and cloak cupboards.

### LIVING ROOM

19'2" x 9'8"

Double-glazed window to the front, two radiators, double-glazed double doors to the conservatory.

### CONSERVATORY

19'0" x 12'5"

Double-glazing to the side and rear, double doors to the garden and garage.

### KITCHEN

11'7" x 7'6"

Double-glazed window to the rear, radiator, tiled floor, doorway to the conservatory, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap.

### BEDROOM ONE

10'6" x 9'10"

Double-glazed window to the rear, radiator.

### BEDROOM TWO

11'3" x 8'4"

Double-glazed window to the front, radiator, fitted wardrobes.

### SHOWER ROOM

Double-glazed obscure window to the front, radiator, tiled floor, tiled walls, suite comprising wash hand basin with vanity unit beneath, low-level w.c. and shower enclosure.

### GARAGE

28'10" x 8'11"

### REAR GARDEN

To the rear of the property is a pleasant enclosed garden with covered patio area and lawn. A gated side passage provides access to the front driveway.

### TENURE Freehold

The property is freehold.

### COUNCIL TAX

Wolverhampton City Council - Tax Band D

### SERVICES

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

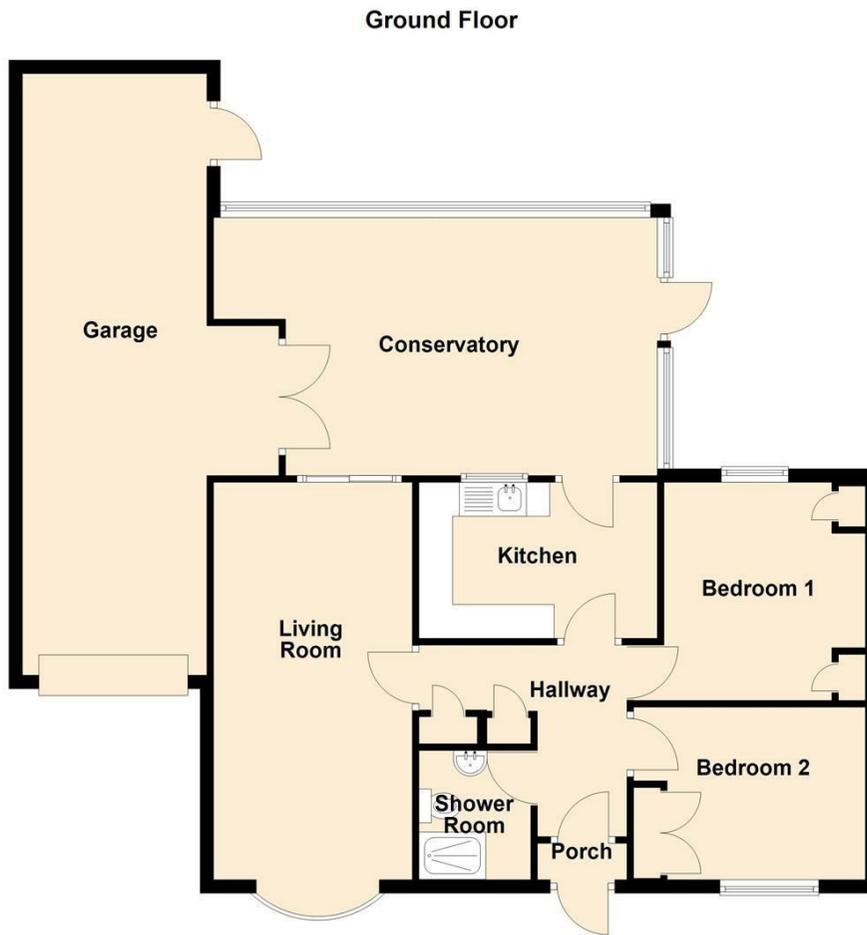
### BROADBAND

Ofcom checker shows Standard / Ultrafast are available. Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed.

## 2A DIPPONS DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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