





# **39 LANCASTER GARDENS**

WOLVERHAMPTON, WV4 4DN

OFFERS IN THE REGION OF £255,000

FREEHOLD

Extended semi-detached bungalow situated in an established and popular cul-de-sac off Woodhall Road. The property has a spacious living room, modernised kitchen with adjoining dining area overlooking a very pleasant part walled garden, two bedrooms, re-fitted shower room and garage with remote controlled door. Internal inspection highly recommended.



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Extended Bungalow
Kitchen With Adjoining
Dining Area
Attractive Rear Garden
Spacious
Living Room
Two Bedrooms
Re-fitted
Shower Room
Driveway
Side
Garage
Established Cul-de-Sac Location





# SUMMARY

Extended semi-detached bungalow situated in an established and popular cul-de-sac off Woodhall Road. The property has a spacious living room, modernised kitchen with adjoining dining area overlooking a very pleasant part walled garden, two bedrooms, re-fitted shower room and garage with remote controlled door. Internal inspection highly recommended.

#### ENTRANCE HALL

Loft access hatch, and doors to:

### LIVING ROOM

17'7" x 10'11"

Double-glazed window to the front, radiator, attractive feature fireplace and doorway to the dining kitchen.

#### **EXTENDED DINING KITCHEN**

22'5" x 9'0" max

#### **KITCHEN AREA**

10'10" x 9'0"

Radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 1 1/4 bowl sink and drainer unit with mixer tap. Fitted appliances include double oven, four ring hob, dishwasher, washing machine and fridge freezer.

#### **DINING AREA**

10'7" x 8'2"

Double-glazed window to the rear, radiator and double-glazed sliding doors to the rear patio.

#### **BEDROOM**

10'11" x 8'2"

Double-glazed window to the rear, radiator and fitted wardrobes.

### **BEDROOM**

8'9" x 7'4"

Double-glazed window to the side, radiator and fitted wardrobes.

#### **RE-FITTED SHOWER ROOM**

Double-glazed obscure window to the side, tiled walls, towel radiator and cotemporary suite comprising low-level w.c, sink with vanity cupboard beneath and shower enclosure.

#### GARAGE

16'5" x 8'0"

Remote controller roller door to the front and doorway to the rear garden.

#### **REAR GARDEN**

A particular feature of the property is the attractive part walled rear garden which offers a very pleasant rear outlook.

## **COUNCIL TAX**

Wolverhampton City Council - Tax Band C

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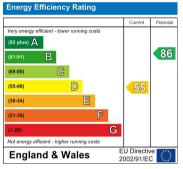














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