



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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