



5 DAMSON CLOSE WILLENHALL, WV12 5TX

OFFERS IN THE REGION OF £310,000
FREEHOLD

Very well presented two bedroom detached bungalow situated in a highly sought after cul-de-sac near to Broad Lane North. Available with NO ONWARD CHAIN the property is set behind a driveway providing off road parking and has a guest cloakroom, spacious living room, kitchen, large conservatory, two bedrooms with fitted wardrobes, and a modern shower room. Internal inspection highly recommended.



5 DAMSON CLOSE

• SOUGHT AFTER CUL-DE-SAC LOCATION • NO
ONWARD CHAIN • TWO BEDROOMS • SPACIOUS
LIVING ROOM • LARGE
CONSERVATORY • GARAGE • GUEST
CLOAKROOM • SHOWER ROOM



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

ENTRANCE HALL

Radiator, double-glazed window to the side, doors to guest cloakroom and living room.

GUEST CLOAKROOM

Double-glazed obscure window to the front, radiator, close coupled w.c and sink with vanity cupboard.

LIVING ROOM

16'6" x 15'3"

Double-glazed windows to the front and side, two radiators, feature fireplace, doors to the inner hall and kitchen.

KITCHEN

13'1" x 7'9"

Double-glazed window to the rear, radiator, tiled floor, part tiled walls and a 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.

INNER HALL

Radiator, loft access hatch, useful store cupboard.

BEDROOM ONE

13'1" x 9'4"

Double-glazed window to the rear, radiator, fitted furniture including double wardrobes and chest of drawers.

BEDROOM TWO

13'1" x 7'11"

Sliding patio door to the conservatory, radiator, fitted double wardrobe.

SHOWER ROOM

Double-glazed obscure window to the side, tiled floor, tiled walls and suite comprising pedestal wash hand basin, shower enclosure and close-coupled w.c.

CONSERVATORY

16'11" x 9'1"

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

GARAGE

16'9" x 9'6"

Up and over door to the front, power points and lighting

REAR GARDEN

Enclosed garden to the rear mainly laid to patio and with a side gate leading to the front.

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 D

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast

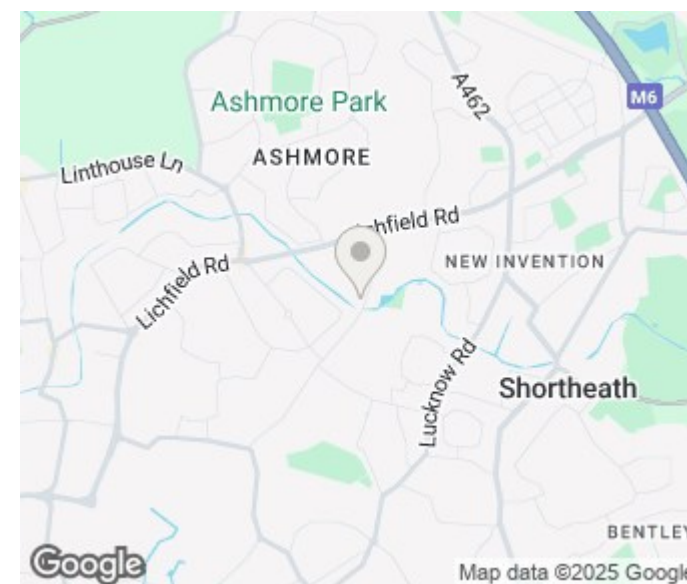
are available

Ofcom provides an overview of what is available.

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

5 DAMSON CLOSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(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	



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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