



**30 DOCK MEADOW DRIVE**  
WOLVERHAMPTON, WV4 6LE

**OFFERS IN THE REGION OF £195,000**  
**FREEHOLD**

Spacious three bedroom semi-detached bungalow located towards the head of a cul-de-sac in a popular residential location close to a range of local amenities. The property comprises entrance hall, living room, dining room, kitchen, three double bedrooms, shower room and a large store to the rear. Enclosed rear garden.





## 30 DOCK MEADOW DRIVE

- Semi-Detached Bungalow • Three Double Bedrooms • Separate Living & Dining Rooms • Large Detached Store To Rear • Enclosed Garden • Popular Cul-De-Sac Location



### SUMMARY

Spacious three bedroom semi-detached bungalow located towards the head of a cul-de-sac in a popular residential location close to a range of local amenities. The property comprises entrance hall, living room, dining room, kitchen, three double bedrooms, shower room and a large store to the rear. Enclosed rear garden.

### ENTRANCE HALL

Doors to the living room, shower room and bedrooms.

### LIVING ROOM

12'1" x 10'2"

Double glazed window to the side, radiator and door to the dining room.

### DINING ROOM

9'6" x 8'2"

Double glazed sliding patio doors to the rear, radiator and opening to the kitchen.

### KITCHEN

9'10" x 9'4"

Double glazed window to the rear, tiled floor, part tiled walls and a range of fitted roll edge work surfaces over incorporating 1¼ sink and drainer unit with mixer tap. There is space for a cooking range and plumbing for both a washing machine and dishwasher.

### BEDROOM ONE

12'1" x 11'1"

Double glazed bay window to the front and radiator.

### BEDROOM TWO

12'2" x 11'0"

Double glazed window to the front and radiator.

### BEDROOM THREE

12'1" x 8'9"

Double glazed window to the rear and radiator.

### SHOWER ROOM

Obscure window to the rear, towel rail, tiled walls, tiled floor and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

### REAR GARDEN

To the rear of the property is a pleasant enclosed garden. A side gate provides access to the front.

### STORE

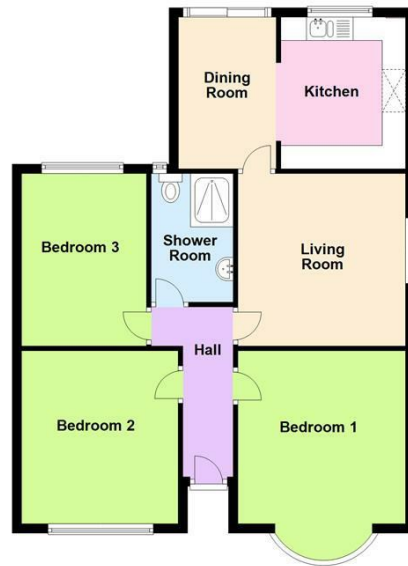
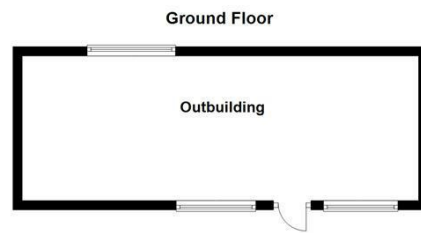
27'10" x 10'2"

### COUNCIL TAX BAND

Wolverhampton City Council - Band B

## 30 DOCK MEADOW DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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