



34 WALDEN GARDENS

WOLVERHAMPTON, WV4 4EX

OFFERS IN EXCESS OF £350,000
FREEHOLD

Impressive four-bedroom detached home, situated in a popular cul-de-sac just off Pinfold Lane. This spacious property offers a wealth of living features, including an open-plan dining kitchen, a generous through lounge, ground floor shower room, and first floor bathroom. Externally, the home benefits from a low-maintenance garden, rear driveway, and a converted double garage providing ideal office, studio, and storage space. Conveniently positioned close to local shops, reputable schools, and excellent public transport links into the city centre.



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- OPEN PLAN DINING KITCHEN • THROUGH LIVING ROOM • BATHROOM AND SHOWER ROOM • CONVERTED DOUBLE GARAGE • DRIVEWAY TO REAR • CONVENIENT LOCATION FOR LOCAL SHOPS, SCHOOLS AND PUBLIC TRANSPORT • LOW MAINTENANCE REAR GARDEN • NO ONWARD CHAIN



DRIVEWAY

To the rear of the property is a driveway providing off road parking. There is gated access to the rear garden.

ENTRANCE HALL

Inviting entrance hall with two double-glazed windows to the front, radiator, staircase to the first floor landing and doors to both the ground floor shower room, a living room.

GROUND FLOOR SHOWER ROOM

Double-glazed window, tiled floor and walls, close-coupled w.c, pedestal wash hand basin, shower enclosure.

THROUGH LIVING ROOM

Spacious living room with double-glazed window to the front, radiators, double doors to the rear garden, and a doorway to the dining kitchen.

DINING KITCHEN

The open plan dining kitchen has double-glazed windows to the side and rear, radiator, fitted breakfast bar, and a range of wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. A doorway leads out to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

Double-glazed window, radiator, fitted wardrobes.

BEDROOM TWO

Double-glazed windows, radiator.

BEDROOM THREE

Double-glazed window, radiator.

BEDROOM FOUR

Double-glazed window, radiator.

BATHROOM

Double-glazed window, radiator, white suite comprising panelled bath, pedestal wash hand basin, and close-coupled w.c.

REAR GARDEN

To the side and rear of the property is a low maintenance garden with patio and artificial lawn.

DOUBLE GARAGE / STUDIO

To the rear of the property is a double garage which has been converted into an office/photography studio with additional storage area.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a

specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

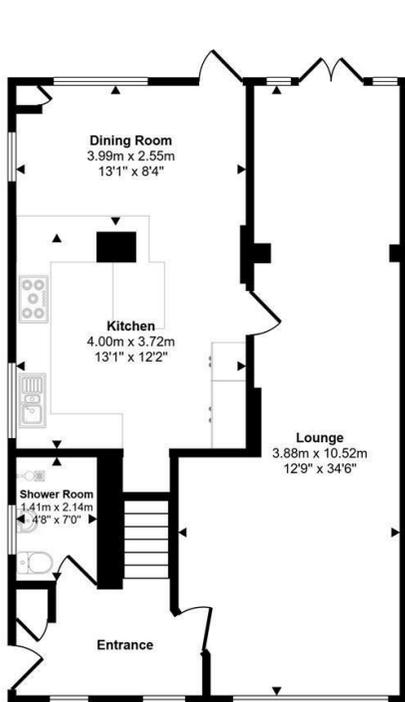
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

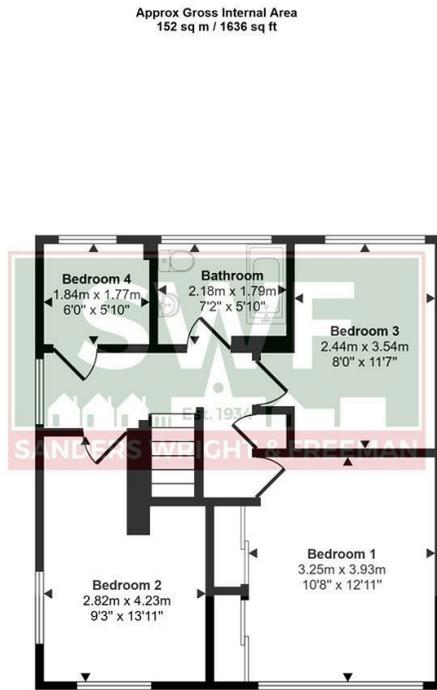
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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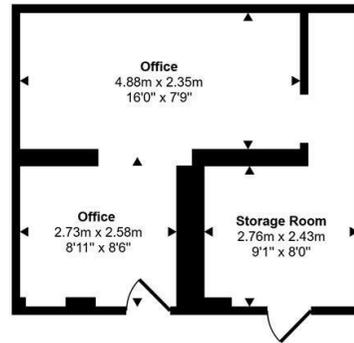




Ground Floor
Approx 70 sq m / 758 sq ft



First Floor
Approx 52 sq m / 557 sq ft



Outbuilding
Approx 30 sq m / 321 sq ft

Approx Gross Internal Area
152 sq m / 1636 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	



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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