



**17 CHURCH ROAD**  
**WOLVERHAMPTON, WV10 6AB**

**OFFERS IN EXCESS OF £300,000**  
**FREEHOLD**

NO CHAIN - Spacious detached bungalow occupying a substantial plot with double entry driveway and large garden to the rear. Versatile living accommodation includes large living room with dining room off, superb conservatory, breakfast kitchen, modernised bathroom and two/three bedrooms.



# 17 CHURCH ROAD

- NO CHAIN • Large Detached Bungalow • Substantial Plot • Driveway for Several Vehicles • Generous Rear Garden • Conservatory • Breakfast Kitchen • Modernised Bathroom • Detached Garage • Popular Location

## SUMMARY

Spacious detached bungalow occupying a substantial plot with double entry driveway and large garden to the rear. Available with no onward chain the versatile living accommodation includes a large living room with dining room off, superb conservatory, breakfast kitchen, modernised bathroom and two/three bedrooms. Ideally located for public transport to the city centre and access to the M54 as well as local shops and schools.

## APPROACH

The property is approached via a double entry block paved driveway providing off road parking for several vehicles. Double gates provide access to a further side courtyard and detached garage.

## ENTRANCE HALL

Radiator and door to the dining room.

## DINING ROOM

12'0" x 10'0"

Double glazed bow window to the front, radiator, archway to the living room and door to the breakfast kitchen.

## LIVING ROOM

22'6" x 11'11"

Double glazed bow window to the front, feature fireplace and double glazed sliding patio door to the conservatory.

## CONSERVATORY

21'6" max x 16'7" max

A superb addition to the property the spacious L-shaped conservatory has a radiator, double glazed windows to the side and rear, double glazed double doors to the rear garden and a door to bedroom three/study.

## BREAKFAST KITCHEN

11'11" x 11'9"

Double glazed window to the side, radiator, fitted breakfast bar, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating sink and drainer unit with mixer tap. Integral appliances include a double oven and microwave and there is plumbing for a washing machine and dishwasher.

## LOBBY

Door to a useful utility cupboard where there is a fitted counter top work surface and space for a tumble dryer.

## BEDROOM ONE

12'0" x 10'0"

Double glazed bow window to the front, radiator and door to a dressing room.

## BEDROOM TWO

12'1" x 12'0" max

Radiator, fitted double wardrobe with sliding mirror door and an archway to a dressing area.



### **BEDROOM THREE / STUDY**

12'0" x 8'3"

Double glazed sliding patio door to the conservatory and a radiator.

### **BATHROOM**

8'5" x 8'3"

Double glazed obscure window to the rear, radiator and contemporary white suite comprising low level w.c, wash hand basin with vanity cupboards beneath, panelled bath and corner shower enclosure.

### **DETACHED DOUBLE LENGTH GARAGE**

32'3" x 7'11"

Up and over door to the front.

### **REAR GARDEN**

A particular feature of the property is the large mature garden with raised flower beds, patio areas and central lawn.

## **17 CHURCH ROAD**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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