

## Ward Grove, Lanesfield, Wolverhampton, West Midlands, WV4

- SEMI DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- TWO BEDROOMS
- IDEAL FOR DOWNSIZERS
- AMPLE REAR GARDEN



**Offers In The Region Of £200,000**



# Ward Grove, Lanesfield, Wolverhampton, West Midlands, WV4 6PQ

## DESCRIPTION

Hunters are pleased to present this beautiful semi-detached bungalow, located nearby to everyday amenities and the Birmingham New Road, offering transport links into Wolverhampton & Birmingham City Centres.

Fully renovated by the current owners since their purchase in 2022, this property promises to be the perfect choice for people looking to downsize with no refurbishment costs attached!

Briefly comprising of a side lean too giving front & rear access to the main home, an immediate kitchen area with integrated appliances, stylish bathroom and comfortable lounge offer the perfect spaces to relax.

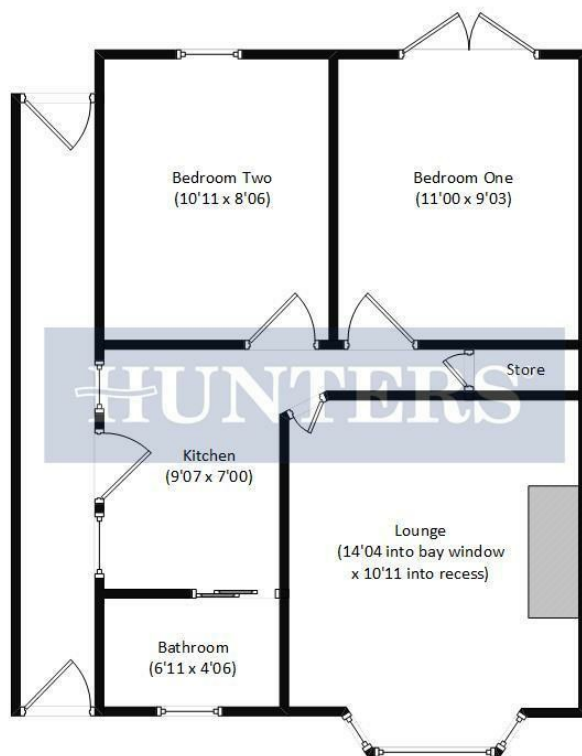
Two double bedrooms complete the accommodation with the larger offering rear access via patio doors onto the decking area with pergola above. A sizeable lawn provides excellent potential for the green fingered amongst us, meanwhile off road parking is situated to the fore.

Please call the office to book a viewing.









This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

### Viewings

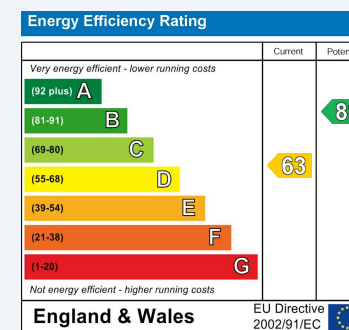
Please contact [sedgley@hunters.com](mailto:sedgley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.