



7 Mount Pleasant Avenue
| WV5 8BN | Guide Price £350,000

**ROYSTON
& LUND**

- Guide Price £350,000 - £360,000
- Three Bedrooms
- Catchment area for well regarded schools
- Sun room letting in lots of natural light
- Energy efficiency rating - D
- Immaculately Presented
- Generous sized garden
- Gas fireplace perfect for relaxation
- Spacious driveway with space for up to 3 vehicles
- Council Tax Band - E





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Royston and Lund are delighted to bring to the market this immaculately presented three bedroom bungalow in Wombourne. Situated in a sought after area with amenities close by such as pubs restaurants and local shops, not to mention being in the catchment area for well regarded schools. This property would suit a growing family, someone who would like to downsize or a buy to let.



Interior accommodation consists of a spacious living room with an impressive bay window to the front and a gas fireplace perfect for relaxation. The kitchen is an ample size with room for freestanding appliances. There are three well proportioned double bedrooms two of them having built in wardrobes. There is a sun room to the rear aspect of the property letting in lots of natural light which gives access to the rear garden. The ground floor also boast access of a three piece shower room and a utility room for added convenience.

The rear garden is a generous size with a patio section and a lawned area overall providing lot of seating throughout. privatized and enclosed by fenced boarders.

Facing the front of the property there is a spacious driveway with space for up to three vehicles.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor

Approx. 111.7 sq. metres (1201.8 sq. feet)



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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