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# Pruden Avenue, Lanesfield, Wolverhampton

## Offers In The Region Of £250,000



Hunters are pleased to present this IMMACULATE semi-detached bungalow for sale in the Lanesfield area of Wolverhampton. The property features two bedrooms, comprising a double master bedroom and a single bedroom, offering practical accommodation for first time buyers or those seeking manageable living space. The property has an immaculate finish throughout and benefits from recent updates, including re-wiring and an extension, reflecting a modern standard.

The newly refurbished open-plan kitchen and reception area creates a versatile living space, allowing for relaxed day-to-day living and entertaining. The reception area offers garden views and direct access to the garden, making it suitable for those who enjoy outdoor space. The bathroom is fitted with a free-standing bath and a separate shower cubicle, providing functional bathing options.

Additional features include off-street parking, a valuable asset in this convenient location. The property is situated close to local amenities, schools, and parks, with neighbourhood green areas such as Lanesfield Park nearby.

Pruden Avenue offers convenient access to public transport links. Wolverhampton railway station is accessible within a short drive or via bus connections, providing services to Birmingham in under 20 minutes and further destinations across the Midlands. There are several primary and secondary schools in the vicinity, contributing to the family-friendly character of the area. Residents can also enjoy local cafés and shops found on the nearby high street.

This property is well-positioned for professionals and families seeking a well-connected and practical home in Wolverhampton.





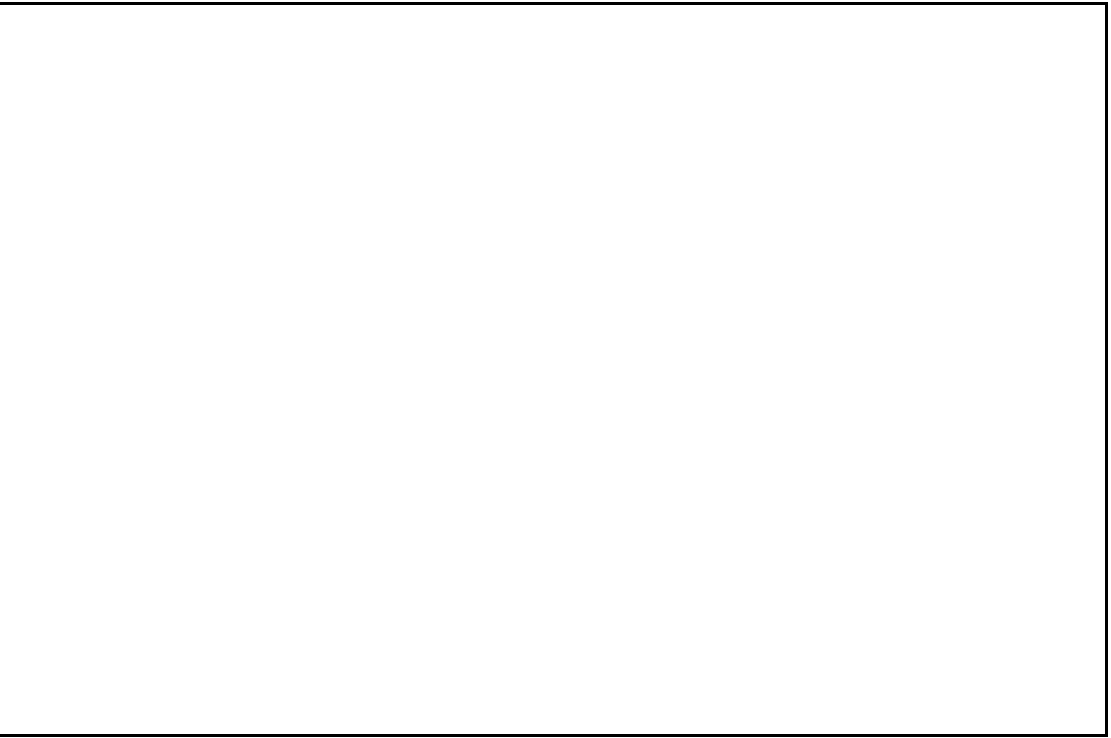
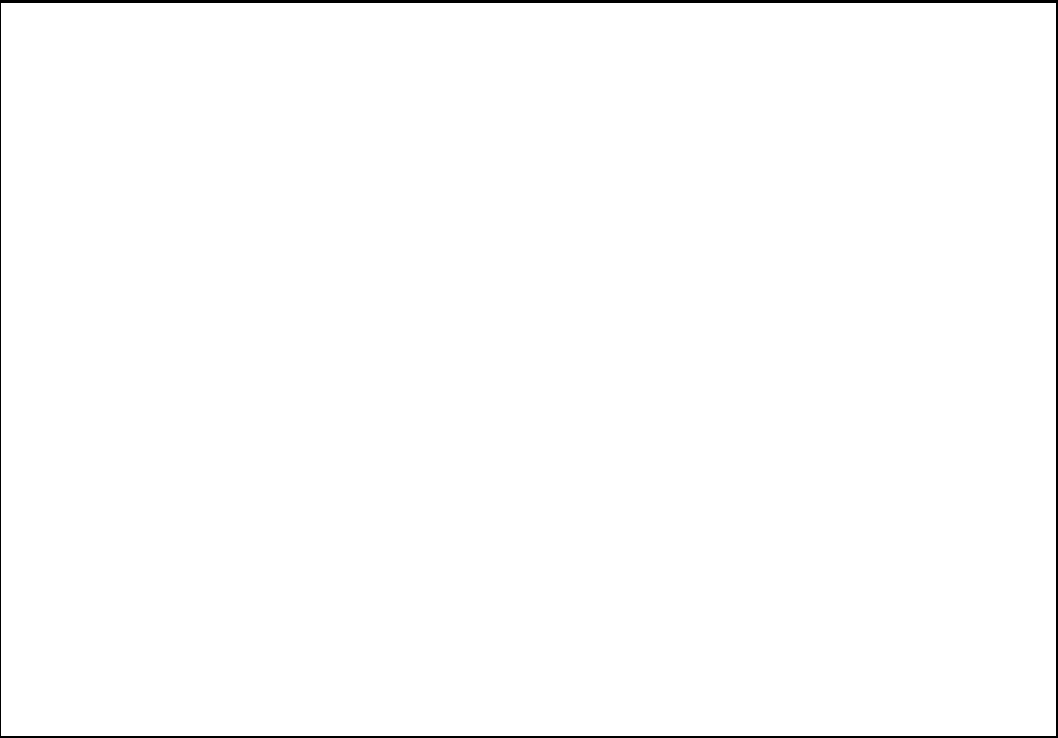
## KEY FEATURES

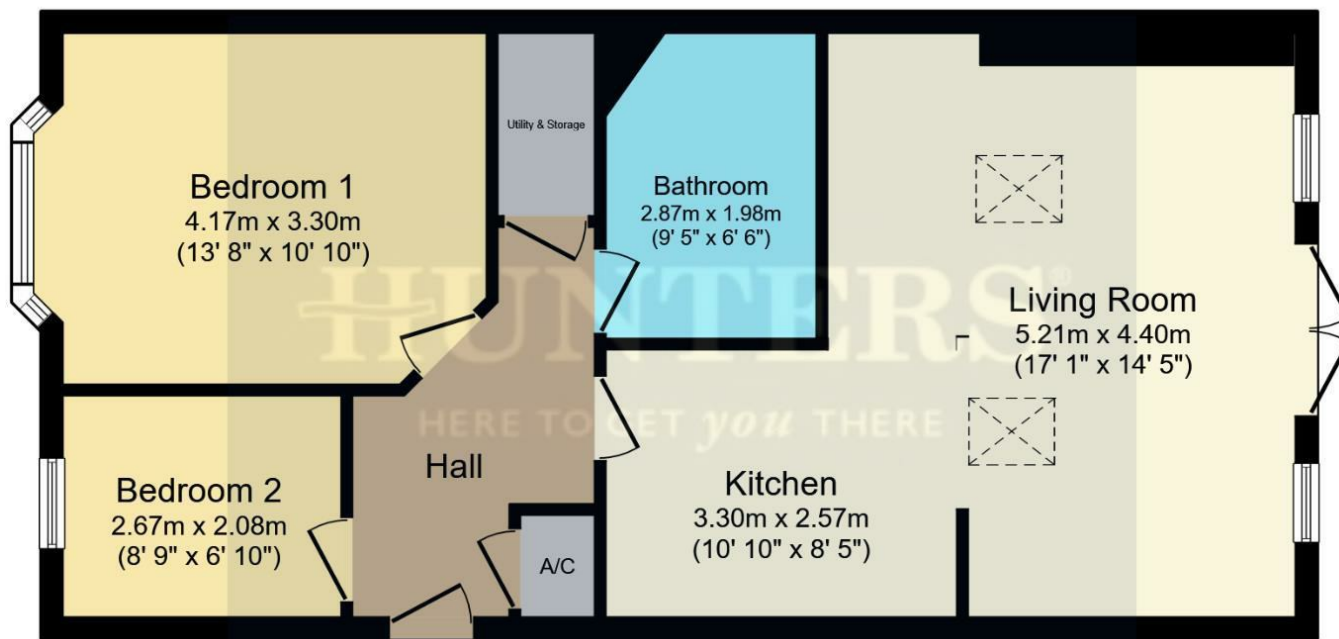
- NEWLEY REFURBISHED SEM-DETACHED BUNGALOW
  - TWO BEDROOMS
  - OPEN PLAN KITCHEN / LOUNGE
    - EXTENDED
  - PRIVATE REAR GARDEN
  - OFF ROAD PARKING
  - NO ONWARD CHAIN







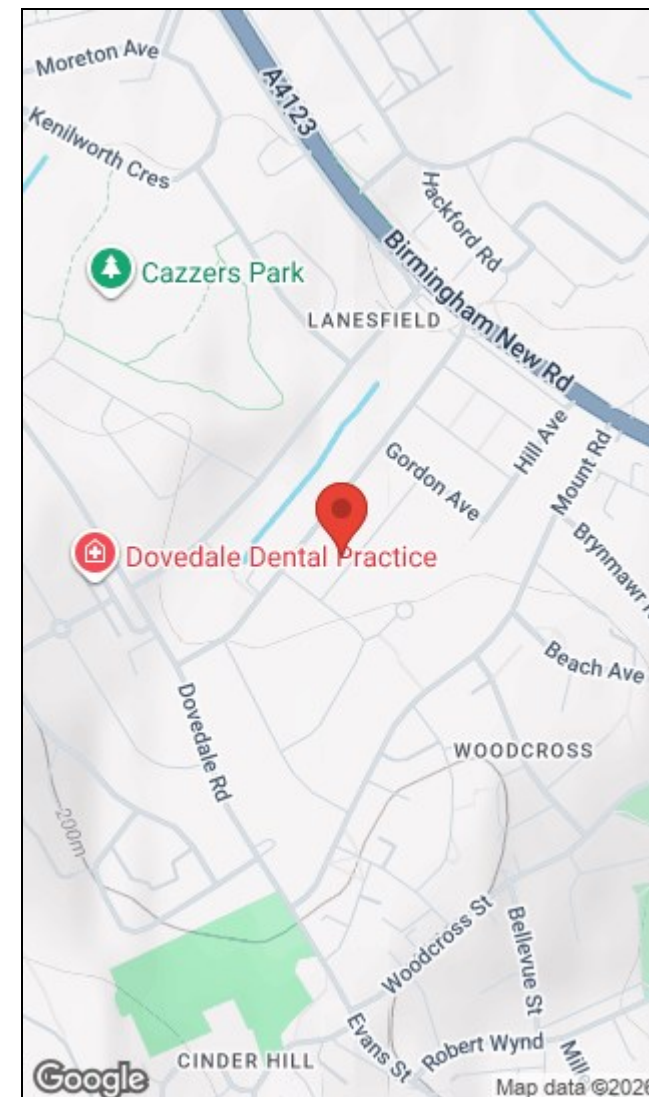




**Floor Plan**  
Floor area 64.0 sq.m. (689 sq.ft.)

Total floor area: 64.0 sq.m. (689 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>71</b>		<b>81</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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