



Denham Gardens, Castlecroft
Wolverhampton, WV3 8LW

£299,950



A stunning detached bungalow modernised and refurbished throughout to a particularly high standard offering deceptively spacious accommodation that simply must be seen to be appreciated.

This charming, extremely well presented and delightful home offers versatile accommodation and benefits from central heating, double glazing, off road parking plus garage and a lovely garden to the rear.

The property is quietly positioned in a pleasant cul-de-sac in a popular residential area local to a range of amenities including shops, schools and public transport services.

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Reception Hall Having composite front door, two storage cupboards with combination boiler, loft hatch for access, central heating radiator and flush ceiling spot lights.

Living Room 15' 8" x 10' 9" (4.77m x 3.27m) Having coal effect gas fire with feature surround, hearth and fireplace, central heating radiator and double glazed french doors opening out to rear garden.

Dining Room/Bedroom Three 8' 8" x 8' 7" (2.64m x 2.61m) Having central heating radiator and double glazed window.

Kitchen 15' 7" x 7' 9" (4.75m x 2.36m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in double oven with 4 ring induction hob and cooker hood. Integrated refrigerator, freezer and dishwasher, range of fitted wall cupboards and flush ceiling spot lights. Central heating radiator, laminate flooring, double glazed windows and door leading out.

Utility Having work top with bowl type ceramic sink, plumbing for washing machine, wall cupboards and low flush WC. Flush ceiling spot lights, central heating radiator, laminate flooring and double glazed window.

Bedroom One 17' 6" x 10' 5" (5.33m x 3.17m) (Max excluding wardrobes) Having fitted wardrobes with sliding doors, central heating radiator and double glazed bay window.

Bedroom Two 15' 7" x 8' 7" (4.75m x 2.61m) Having central heating radiator and double glazed window.

Shower Room 7' 9" x 7' 2" (2.36m x 2.18m) Having 'White' suite comprising: walk in shower with shower fitting, wash hand basin built into vanity unit and low flush WC. Extractor fan, chrome heated towel rail, flush ceiling spot lights, storage cupboard, shaver point and double glazed window.



Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, garden shed, numerous flowers and flowering shrubs.

Garage 18' 3" x 8' 3" (5.56m x 2.51m) Having 'Up & Over' door, light and power points. Cold water tap, double glazed window and door to rear garden.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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