



24 SANDHURST DRIVE
WOLVERHAMPTON, WV4 5RJ

OFFERS IN THE REGION OF £295,000
FREEHOLD

NEW PRICE - NO CHAIN! Two bedroom detached bungalow occupying a generous corner plot and situated in a highly sought after location with attractive gardens to the rear. The property has a driveway providing off road parking, side garage and store, and well proportioned accommodation comprising hallway, spacious lounge/dining room, breakfast kitchen, pleasant conservatory, two bedrooms and modernised shower room.



24 SANDHURST DRIVE

- DETACHED BUNGALOW • HIGHLY SOUGHT AFTER LOCATION • SPACIOUS LIVING ROOM • BREAKFAST KITCHEN • TWO BEDROOMS • CONSERVATORY • PLEASANT GARDENS TO THE REAR • GENEROUS CORNER PLOT • DRIVEWAY • GARAGE



APPROACH

The property is approached via a driveway providing off road parking and access to the side garage. A gated side passageway leads to the rear garden.

ENTRANCE HALL

Useful store cupboard, loft access, loft access hatch and radiator.

LIVING ROOM

22'3" x 11'5"

Double-glazed window to the front, radiator, feature fireplace and part glazed double doors to the breakfast kitchen.

BREAKFAST KITCHEN

11'11" x 8'11"

Tiled floor, radiator, window to the rear and part glazed door to the conservatory. The kitchen is fitted with a range of wall, drawer and base units with roll edge work surfaces above incorporating an electric oven, four ring hob and stainless steel double sink unit. There is fitted breakfast bar with built in storage.

CONSERVATORY

17'9" x 7'1"

Double-glazed windows to the side and rear, tiled floor, radiator and a fitted roll edge counter top work surface with space for household appliances beneath. Double-glazed double doors lead out to the rear garden and a further door provides access to the side garage.

BEDROOM ONE

11'1" x 10'2"

Window to the rear and radiator.

BEDROOM TWO

11'5" x 8'9"

Double-glazed window to the front and radiator.

SHOWER ROOM

Obscure window to the side, radiator, tiled floor, ceiling down lights and a suite comprising close-coupled w.c, wash hand basin with vanity cupboard beneath, and a shower enclosure.

GARAGE

13'4" x 8'7"

Up and over door to the front and door to a useful store room.

STORE ROOM

8'3" x 4'5"

Double-glazed obscure window to the rear.

REAR GARDEN

A particular feature of the property is the pleasant garden which has a patio area and lawns to the side and rear.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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