

18 HOPSTONE GARDENS, PENN WOLVERHAMPTON, WV4 4DD

OFFERS IN THE REGION OF £375,000
FREEHOLD

Detached bungalow situated in an exclusive cul-de-sac location off the A449 Penn Road, convenient for local shops, public transport and nearby medical centre. Deceptively spacious, the property offers well proportioned accommodation throughout comprising reception hall, living room, dining kitchen, utility, two double bedrooms, bathroom and shower room. A particular feature of the bungalow is the generous mature rear garden which provides a most attractive rear outlook.



18 HOPSTONE GARDENS

- 360 VIRTUAL TOUR • POPULAR CUL-DE-SAC LOCATION • ATTRACTIVE REAR GARDEN • SHOPS AND MEDICAL CENTRE NEARBY • DINING KITCHEN • BATHROOM AND SHOWER ROOM • TWO DOUBLE BEDROOMS • SPACIOUS REAR LOUNGE • UTILITY ROOM



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden. A gated side passage provides access to the rear garden and from a large open porchway a door leads into the reception hall.

RECEPTION HALL

Radiator, cloaks cupboard, loft access hatch.

LIVING ROOM

Double-glazed sliding patio door to the rear garden, radiator and dual fuel stove.

DINING KITCHEN

Double-glazed window to the rear, radiator, tiled floor and a range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. A doorway leads through to the rear lobby.

REAR LOBBY

Double-glazed window and door to the rear garden, tiled floor and doors to the shower room and utility.

UTILITY ROOM

Double-glazed obscure window to the side, radiator, fitted counter top work surface and space for several household appliances.

SHOWER ROOM

Double-glazed obscure window to the side, towel radiator, tiled floor and suite comprising low-level w.c, shower enclosure and wash hand basin with vanity cupboard beneath.

BEDROOM ONE

Double-glazed windows to the front and side, radiator, built in wardrobe.

BEDROOM TWO

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the side, radiator with towel rail, tiled floor, and suite comprising close-coupled w.c, panelled bath and wash hand basin with vanity cupboard beneath.

STORE

7'10" x 6'2"

Double doors to the front driveway.

REAR GARDEN

A particular feature of the bungalow is the generous mature garden which has a large decked patio area with shaped lawn beyond, well stocked with a variety of flower, tree and shrub borders.

A gated side passageway provides access to the front driveway.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

SERVICES

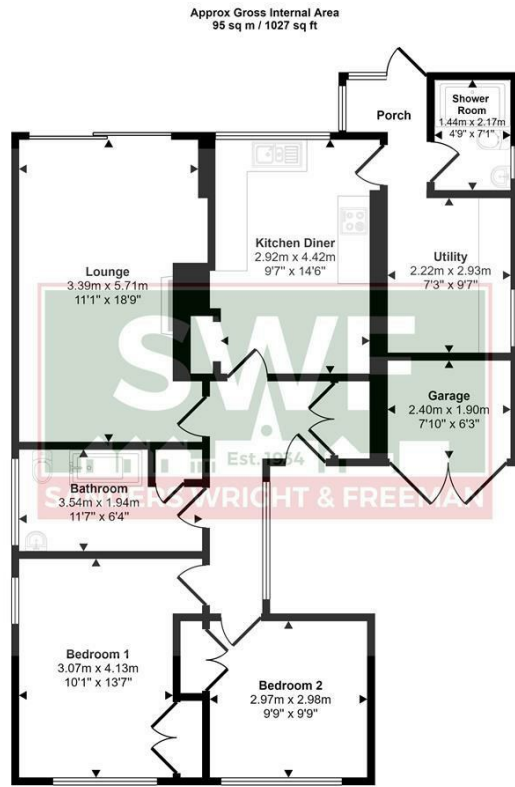
The agent understands that mains gas, electricity, water and drainage are available.

TENURE

The property is freehold

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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