



62 DEWSBURY DRIVE
WOLVERHAMPTON, WV4 5RQ

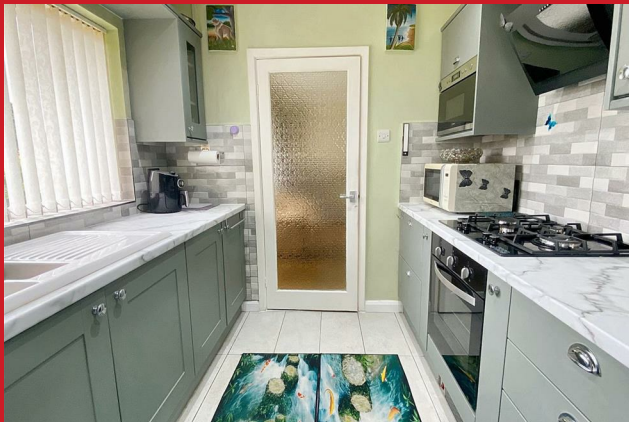
OFFERS IN THE REGION OF £320,000
FREEHOLD

Spacious detached bungalow situated in an extremely sought after location in close proximity to a range of amenities including schools, shops and access to public transport. Benefitting from an enviable corner plot, the property offers versatile accommodation throughout comprising carport, entrance hall, living room, re-fitted kitchen, two double bedrooms, bathroom, office/further bedroom and an enclosed garden to the rear. Two driveways provide ample off road parking for multiple vehicles.



62 DEWSBURY DRIVE

- CORNER PLOT • HIGHLY SOUGHT OF AFTER LOCATION • TWO DOUBLE BEDROOM • TWO SEPARATE DRIVEWAYS • OFFICE/FURTHER BEDROOM SPACE • ENCLOSED REAR GARDEN



APPROACH

The property is approached via a block paved driveway providing off road parking for multiple vehicles with two adjacent lawned gardens with shrub borders.

CARPORT

Three double glazed windows to the side, plumbing for a washing machine and doors to the entrance hall, office/bedroom space and to the rear lobby.

ENTRANCE HALL

Radiator, built in storage cupboard and doors radiating to:

LIVING ROOM

18'2" x 11'10"

Double glazed window to the front, two radiators, feature fireplace with inset electric fire with flame effect and door to the kitchen.

RE-FITTED KITCHEN

8'11" x 7'10"

Double glazed window to the front, part tiled walls, tiled floor, ceiling down lighters and a

range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1¼ sink and drainer unit with mixer tap. There is a 4 ring gas hob, built in electric oven and further integral appliances including microwave and fridge. A door opens into a useful pantry.

PANTRY/UTILITY

Door to the carport and space for multiple household appliances.

BEDROOM ONE

12'4" x 11'6"

Double glazed window to the rear, radiator and a range of fitted bedroom furniture.

BEDROOM TWO

9'0" x 8'11"

Double glazed window to the rear and radiator.

BATHROOM

8'11" x 6'6"

Loft access hatch, part tiled walls, built in airing cupboard housing the combination

boiler, ceiling down lighters and suite comprising pedestal wash hand basin, low level w.c and paneled bath.

OFFICE/ANNEXE BEDROOM

Useful and versatile space created by the current owner, current used as a further bedroom.

REAR LOBBY

Door to the rear garden.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond with feature pond. The garden is bordered by a number of mature plants and shrubs.

SIDE DRIVEWAY

To the side of the property is a further block paved driveway providing off road parking for several vehicles.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

TENURE Freehold

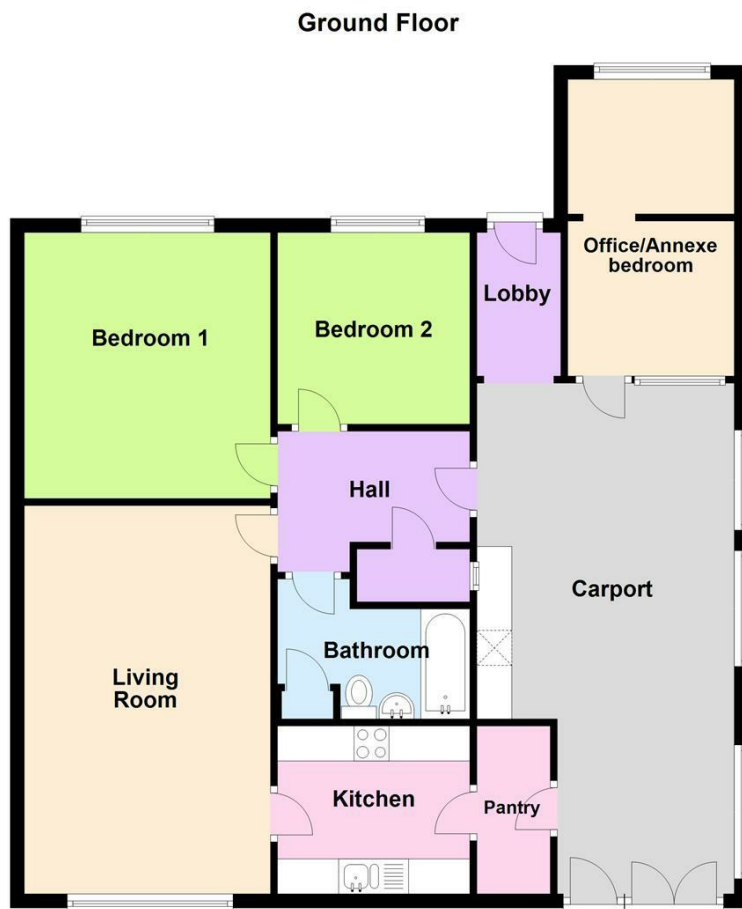
The property is Freehold.

SERVICES

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(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