



## 40 LANCASTER GARDENS, PENN WOLVERHAMPTON, WV4 4DN

OFFERS IN THE REGION OF £270,000  
**FREEHOLD**

Semi-detached bungalow in a highly sought after cul-de-sac, extended and improved to include a spacious dining kitchen and impressive loft bedroom with en-suite. Available with NO ONWARD CHAIN the property is well presented throughout and comprises entrance hall, living room, dining kitchen with sitting area, ground floor double bedroom, bathroom and first floor bedroom with en-suite shower room. There is an attractive part walled garden to the rear and a driveway and side garage providing off road parking.



# 40 LANCASTER GARDENS

- 360 TOUR • NO ONWARD CHAIN • LOFT BEDROOM WITH EN-SUITE • EXTENDED DINING KITCHEN • ATTRACTIVE PART WALLED GARDEN • CUL-DE-SAC LOCATION • SIDE GARAGE

## APPROACH

The property is approached via a shared entry driveway providing off road parking and access to the side garage.

## ENTRANCE HALL

Radiator.

## LIVING ROOM

Double-glazed window to the front, radiator, doors to the kitchen and study/lobby.

## DINING KITCHEN

The kitchen area is fitted with a range of wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven and hob, plumbing for a washing machine, integral fridge freezer and an opening through to the rear dining / sitting area which has a double-glazed window to the rear, double-glazed sliding patio door and a doorway to the garage.

## GROUND FLOOR BEDROOM

Sliding patio door to the rear dining kitchen, fitted wardrobes and cupboards.

## BATHROOM

Double-glazed obscure window to the side, tiled floor, tiled walls, towel radiator and suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

## STUDY / LOBBY

Double-glazed window to the front, radiator and staircase to the loft bedroom.

## LOFT BEDROOM

Two velux windows to the rear, radiator and doorway to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Velux window to the rear, towel radiator, tiled floor and suite comprising close-coupled w.c, pedestal wash hand basin and shower enclosure.

## REAR GARDEN

To the rear of the property is a most attractive part walled garden, mainly layed to paving with a variety of well stocked beds and borders.

## SIDE GARAGE

Access to the front driveway and sliding patio door to the rear.

## TENURE

The property is freehold.

## COUNCIL TAX

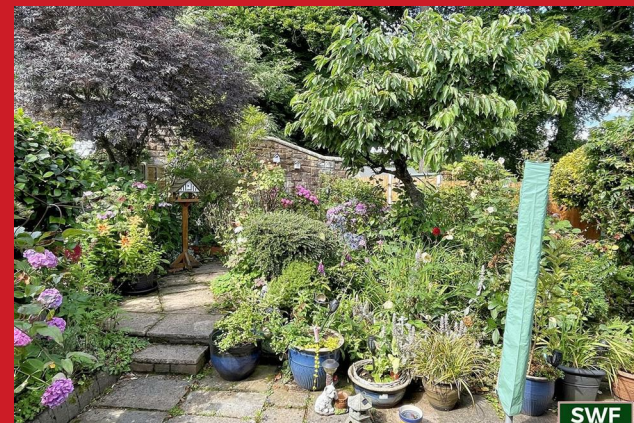
Wolverhampton City Council - Tax Band C

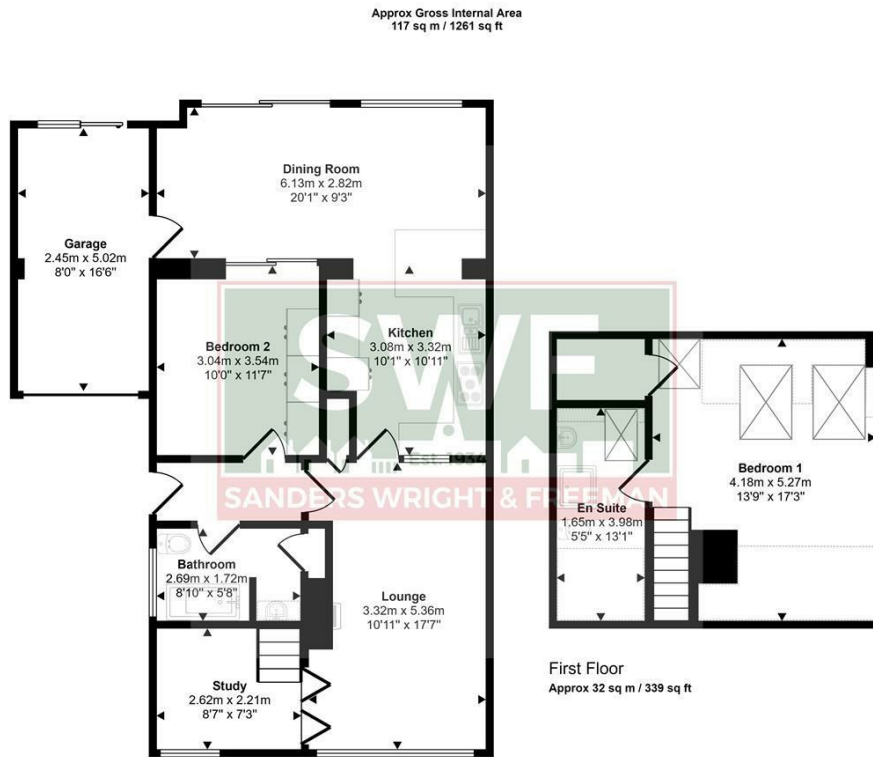
## SERVICES

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



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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) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>57</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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