



**3 MALINS ROAD**  
**WOLVERHAMPTON, WV4 6AW**

**OFFERS IN THE REGION OF £190,000**  
**FREEHOLD**

Impressive two bedroom semi-detached bungalow, much improved by the present owner to provide modernised accommodation including living room, re-fitted kitchen and utility area, spacious wet room and two double bedrooms. Very well presented throughout, the property has a good size lawned garden to the rear and is situated in a pleasant cul-de-sac with public transport nearby.



# 3 MALINS ROAD

- IMPRESSIVE BUNGALOW • RE-FITTED KITCHEN • UTILITY AREA • LARGE WET ROOM • TWO BEDROOMS • CUL-DE-SAC

## LOCATION



## HALLWAY

Radiator, useful store cupboard / pantry.

## LIVING ROOM

16'10" into bay x 12'0"

Double-glazed bay window to the front, radiator.

## RE-FITTED KITCHEN

11'11" x 8'8"

Double-glazed window to the side, tiled floor with underfloor heating, range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit. Integral appliances include a fridge/freezer, oven and hob.

## UTILITY AREA

Double-glazed window to the rear, doorway to the garden, tiled floor with underfloor heating, fitted counter top work surface with cupboards beneath, and plumbing for a washing machine.

## BEDROOM ONE

10'0" x 10'0"

Double-glazed window to the front, radiator.

## BEDROOM TWO / SITTING ROOM

12'2" x 10'0"

Double-glazed sliding patio door to the rear garden, radiator and tiled fireplace.

## WET ROOM

8'7" x 6'10"

Double-glazed obscure window to the rear, tiled floor, close coupled w.c, pedestal wash hand basin and shower area.

## REAR GARDEN

To the rear of the property is an enclosed lawned garden.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

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

## TENURE Freehold

The property is freehold.

# 3 MALINS ROAD



**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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