





# 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 kichen 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 unuts with work surfaces above incorporating a sink and drainer unit. Intergral 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



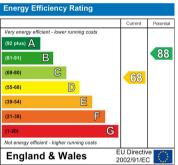




#### **Ground Floor**









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