



## 38 WINDMILL LANE WOLVERHAMPTON, WV3 8HG

£360,000  
**FREEHOLD**

NO CHAIN - Spacious detached home with generous gardens to the rear and the potential to extend, subject to planning permission and relevant building regulations. Offering tremendous accommodation, the property is situated in a highly sought after location with schools and public transport nearby and includes a reception hall, sitting room, extended lounge, breakfast room, kitchen, ground floor w.c, three generous bedrooms and refitted bathroom. A driveway and spacious side garage provide off road parking.



## 38 WINDMILL LANE

• NO CHAIN • LARGE REAR  
GARDEN • EXTENDED LOUNGE • SITTING  
ROOM • BREAKFAST ROOM • GROUND  
FLOOR W.C • SPACIOUS SIDE  
GARAGE • POTENTIAL TO EXTEND



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### APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

### ENTRANCE PORCH

Doorway to the reception hall.

### RECEPTION HALL

Radiator, staircase to the first floor landing.

### SITTING ROOM

Double-glazed bay window to the front, radiator, parquet flooring.

### EXTENDED LOUNGE

Sliding patio door to the rear, radiator.

### BREAKFAST ROOM

Window to the side, radiator, spacious pantry and doorway to the kitchen.

### KITCHEN

Window to the rear, part tiled walls, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. Doorway to the lobby

### LOBBY

Doors to the rear garden, garage, w.c. and utility cupboard.

### UTILITY CUPBOARD

Plumbing for a washing machine.

### GROUND FLOOR W.C.

Low level w.c.

### FIRST FLOOR LANDING

Double-glazed obscure window to the side.

### BEDROOM ONE

Double-glazed window to the rear, radiator.

## BEDROOM TWO

Double-glazed window to the front, radiator.

## BEDROOM THREE

Double-glazed window to the front, radiator.

## RE-FITTED BATHROOM

Double-glazed obscure window to the rear, radiator, part tiled walls and contemporary suite comprising close-coupled w.c, panelled bath with shower above and sink with vanity cupboard beneath.

## GARAGE

Spacious side garage with double doors to the front, electric power points, lighting and doorway to the lobby.

## REAR GARDEN

To the rear of the property is a large garden with paved patio area and mature lawns.

## TENURE Freehold

Land registry information unavailable at present but the property is assumed freehold.

## SERVICES

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

## COUNCIL TAX

Wolverhampton City Council - Tax Band D

## 38 WINDMILL LANE





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### ADDITIONAL INFORMATION

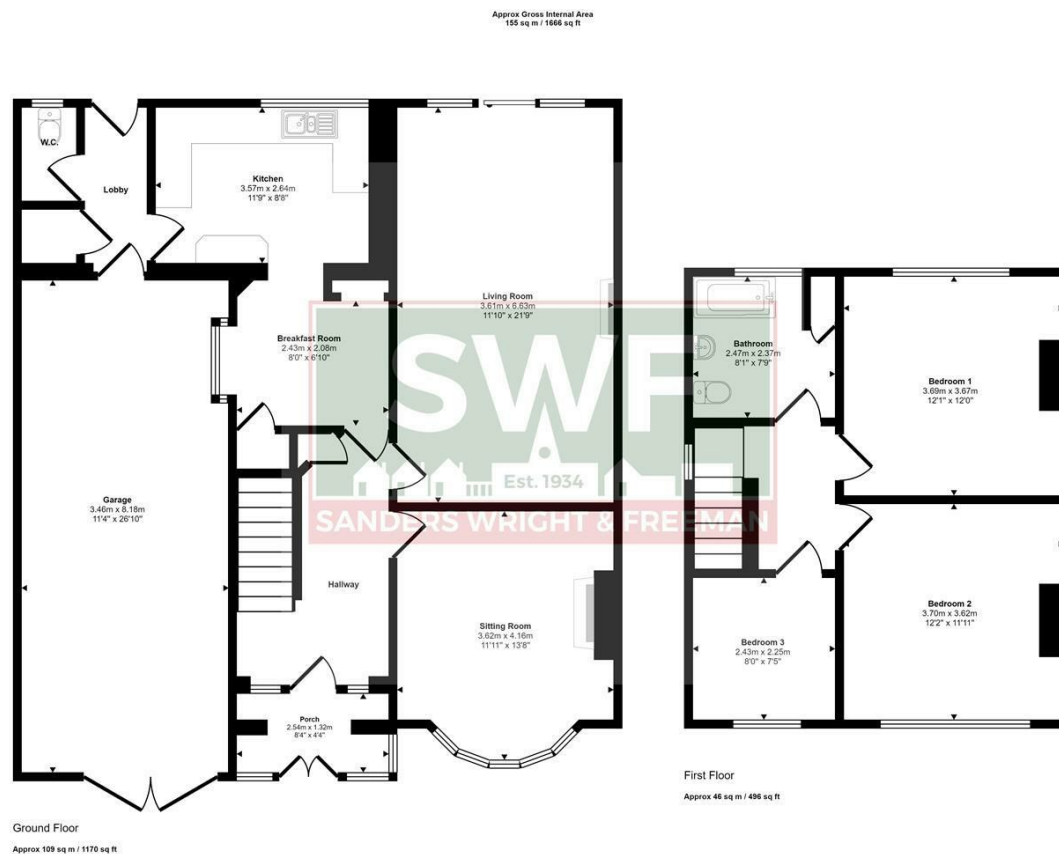
**Local Authority** – Wolverhampton

**Council Tax** – Band D

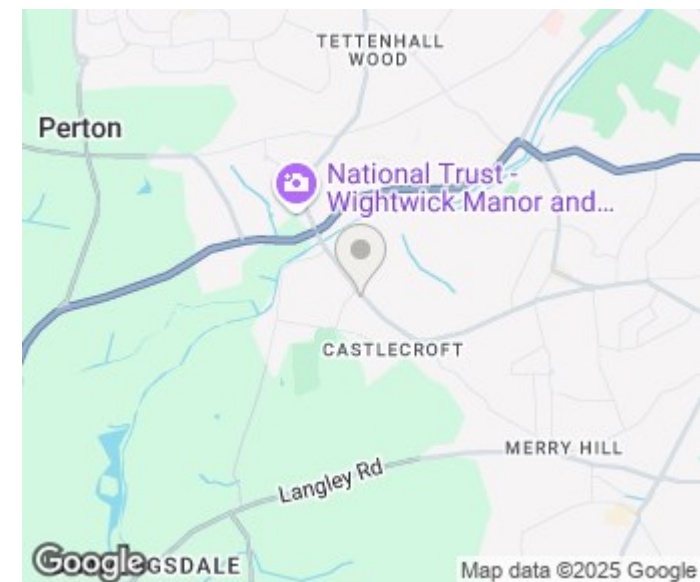
**Viewings** – By Appointment Only

**Tenure** – Freehold





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                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| 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