



3 WORFIELD GARDENS WOLVERHAMPTON, WV3 7EL

OFFERS IN THE REGION OF £215,000

Well presented two bedroom semi-detached bungalow in a popular cul-de-sac location with convenient access to a range of amenities including local shops and public transport. The property features a lounge/diner, recently re-fitted kitchen, two bedrooms, bathroom, attractive rear garden, driveway and garage. Internal inspection highly recommended.



3 WORFIELD GARDENS

- CUL-DE-SAC LOCATION • ATTRACTIVE REAR GARDEN • RE-FITTED KITCHEN • GARAGE • TWO BEDROOMS • WELL PRESENTED ACCOMMODATION



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden. A gated side passage gives access to the rear garden.

HALLWAY

Radiator, loft access hatch.

LOUNGE

16'5" into bay x 10'11"

Double-glazed bay window to the front, radiator, tiled fireplace.

RE-FITTED KITCHEN

8'11" x 8'3"

Double-glazed window to the rear, radiator, tiled floor, range of fitted wall and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with four ring gas hob above, plumbing for a washing machine, cupboard concealing the central heating boiler (fitted November 2023) and a doorway to the rear garden.

BEDROOM ONE

11'2" x 10'10"

Double-glazed window to the front, radiator.

BEDROOM TWO

8'11" x 8'2"

Double-glazed window to the front, radiator.

BATHROOM

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

GARAGE

Double doors to the front, doorway to the rear garden.

REAR GARDEN

A particular feature of the property is the attractive enclosed rear garden backing onto Pennfields Bowling club which provides a most pleasant rear outlook.

TENURE Freehold

The property is freehold.

SERVICES

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

COUNCIL TAX

Wolverhampton City Council - Tax Band C

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

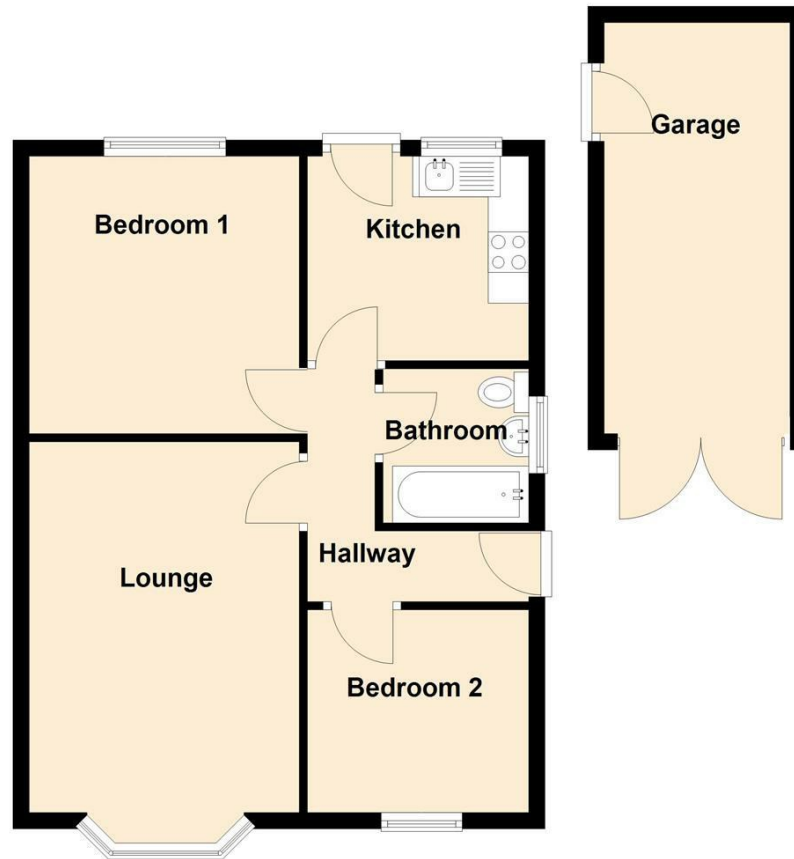
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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