



## 9 CHANTERELLE GARDENS WOLVERHAMPTON, WV4 5SH

OFFERS IN THE REGION OF £230,000  
**FREEHOLD**

Well presented two bedroom bungalow situated in an extremely popular location close to a range of amenities including highly regarded schools, shops and access to public transport whilst also being within easy reach of the A449, Penn Village and Wolverhampton City Centre. The property is found towards the head of a quiet cul-de-sac and offers spacious accommodation throughout comprising entrance porch, hallway, living room, kitchen, two double bedrooms, bathroom, conservatory, garage and a spit level garden to the rear. A driveway to the front provides off road parking.



## 9 CHANTERELLE GARDENS

- Extremely Popular Cul-De-Sac Location • Close To A Range Of Local Amenities Including Penn Common • Driveway To Front Providing Off Road Parking • Garage With Power Points & Lighting • Split Level Rear Garden • Two Double Bedrooms



### APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles with an adjacent lawned foregarden.

### ENTRANCE PORCH

Door to the hallway.

### HALLWAY

Built in airing cupboard, radiator and doors to bedrooms one & two, bathroom and living room.

### LIVING ROOM

Double glazed bay window to the front, two radiators, feature fireplace and a doorway to the kitchen.

### KITCHEN

Double glazed window to the front, radiator, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above, plumbing for a washing machine and space for a fridge. A door provides access to the side.

### BEDROOM ONE

Double glazed doors to the conservatory and radiator.

### BEDROOM TWO

Double glazed window and radiator.

### BATHROOM

Double glazed obscure window to the side, radiator, tiled walls, ceiling down lighters and suite comprising close coupled w.c, wash hand basin with vanity unit

beneath and corner shower enclosure.

### CONSERVATORY

Double glazed to the rear, doors to the rear garden and door to the side.

### GARAGE

Up and over door to the front, power points and lighting.

### REAR GARDEN

To the rear of the property is an enclosed split-level garden with a paved patio area and steps leading down to a further paved area.

### COUNCIL TAX

Wolverhampton City Council - Tax Band D

### SERVICES

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

### TENURE Freehold

The property is freehold.

### BROADBAND

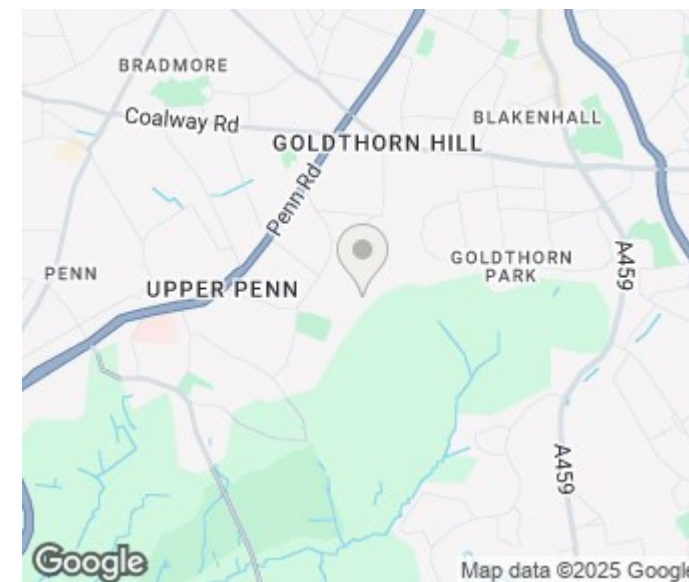
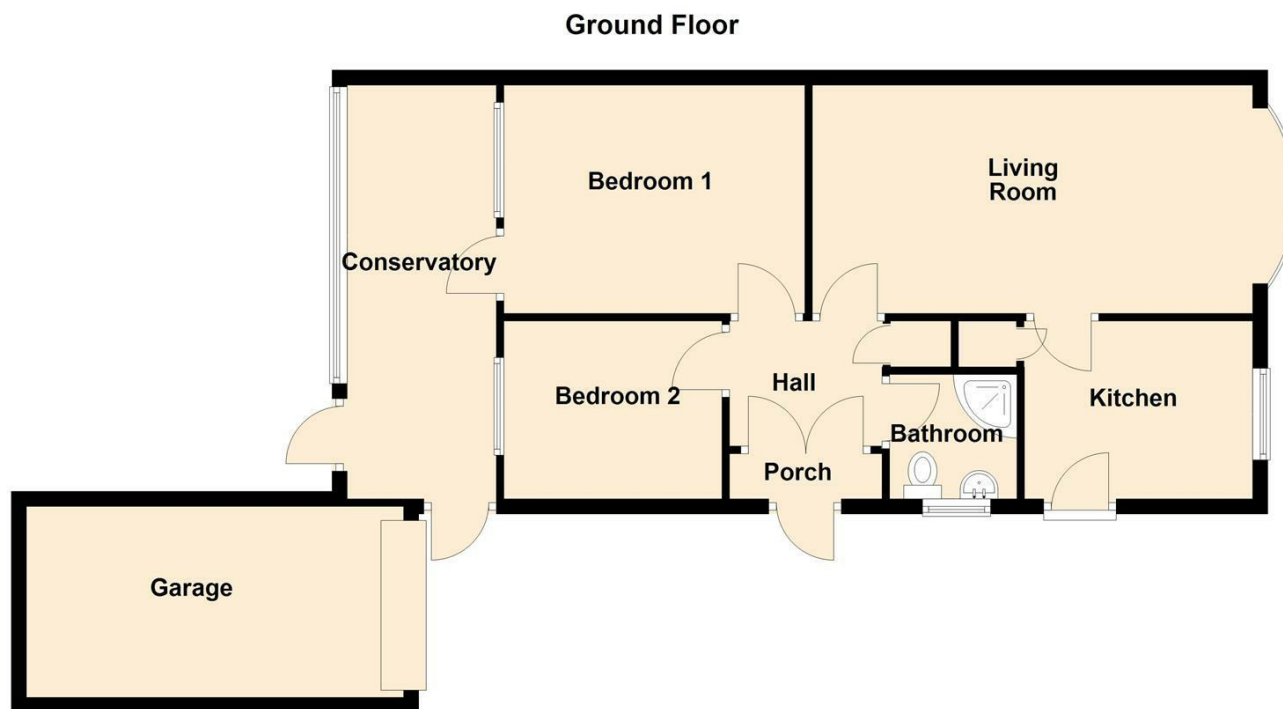
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

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

## 9 CHANTERELLE GARDENS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>66</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	



Sanders, Wright & Freeman - Sales    01902 575555  
 13 Waterloo Road    enquiries@swfestateagents.co.uk  
 Wolverhampton    www.swfestateagents.co.uk  
 West Midlands  
 WV1 4DJ

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