

for sale

offers over **£160,000** Freehold



## Ward Grove Wolverhampton WV4 6PN

A spacious and well-presented TWO BEDROOM DORMER BUNGALOW, offered with NO UPWARD CHAIN, ideally located close to a range of LOCAL AMENITIES, excellent TRANSPORT LINKS, and NEARBY SCHOOLS. Perfect for first-time buyers or investors seeking a well-connected and convenient location.



# Property Details

## Approach

Side access to front door; Garden area to right hand side

## Kitchen 9' 6" x 6' 9" ( 2.90m x 2.06m )

Entrance from front of property through to Kitchen; Double glazed window to side aspect

## Living Room 11' 7" x 10' 8" ( 3.53m x 3.25m )

Double glazed bay window to front aspect

## Bedroom One 10' 8" x 9' 8" ( 3.25m x 2.95m )

Double glazed window to rear aspect

## Bedroom Two 10' 9" x 10' 9" ( 3.28m x 3.28m )

Double glazed window to side aspect

## Bathroom

Bath; Toilet; Basin

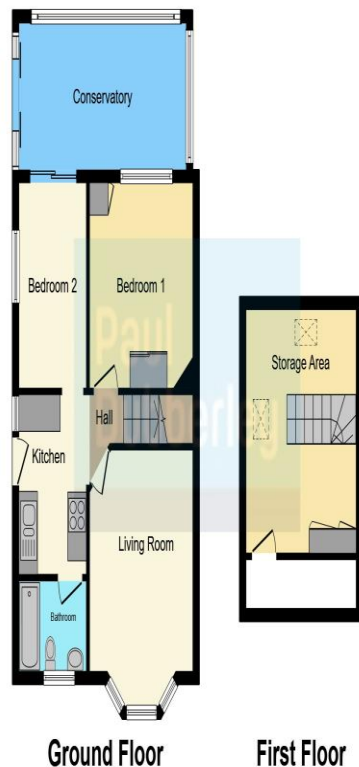
## Hallway

Stairs to Storage Area

## Storage Area 13' x 11' 6" ( 3.96m x 3.51m )

## Conservatory

Access to Garden



To view this property please contact Paul Dubberley on

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Property Ref: PBI104456 - 0017

Tenure:Freehold EPC Rating: E

Council Tax Band: B

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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