



**23 Wardlow Close,
WV4 5BG**

Taylors

**Offers in the Region of
£259,950**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A generously sized and well-presented semi-detached bungalow, located in a highly sought-after residential area just outside Wolverhampton City Centre. This charming home is perfectly positioned for easy access to a wide variety of local amenities, including shops, schools, and excellent transport links, making it ideal for commuters, downsizers, or small families alike.

Lovingly maintained by the current owners, the property benefits from gas central heating and double glazing throughout. Internally, the accommodation briefly comprises: an entrance porch leading into a welcoming reception hallway, a spacious lounge, a well-appointed fitted kitchen, a useful side hall, and a bright conservatory.

There are two generously sized bedrooms, along with a bathroom. The layout is practical and flexible, offering comfortable living!

Externally, the home enjoys a beautifully enclosed delightful rear garden. To the front, there is a neat garden area alongside a private driveway providing off-road parking, as well as a garage for additional storage.

This attractive bungalow offers a fantastic opportunity to acquire a home in a well-established area with everything you need close at hand. Early viewing is highly recommended!

Council Tax - C EPC - D Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Entrance Porch

Reception Hallway

Lounge - 4.85m x 3.28m (15'11" x 10'9")

Kitchen - 3.73m x 2.67m (12'3" x 8'9")

Side Hallway

Garage - 6.15m x 2.79m max (20'2" x 9'2" max)

Conservatory - 3.91m max x 3.05m (12'10" max x 10'0")

Bedroom - 3.99m x 3.15m (13'1" x 10'4")

Bedroom - 2.97m x 2.69m (9'9" x 8'10")

Bathroom - 3.23m max x 1.7m (10'7" max x 5'7")

Outside

Enclosed Garden





Council Tax Band: C

Tenure: Freehold

Property Type: Semi-Detached Bungalow

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- SEMI DETACHED BUNGALOW
- MUST BE VIEWED TO BE APPRECIATED
- POPULAR WOLVERHAMPTON NEIGHBOURHOOD
- SPACIOUS LOUNGE
- TWO BEDROOMS
- ENCLOSED DELIGHTFUL REAR GARDEN
- CLOSE TO TRANSPORT LINKS & LOCAL AMENITIES
- GARAGE & DRIVEWAY TO FORE
- EPC - D
- COUNCIL TAX - C

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MISREPRESENTATION ACT 1967

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