



**34 Pruden Avenue,
WV4 6PT**

Taylors

**Offers in the Region of
£199,995**

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Delightfully Presented Semi-Detached Bungalow!

Situated in the popular Lanesfield area of Wolverhampton, this charming bungalow offers convenient access to local amenities and excellent transport links.

The property benefits from gas central heating and double glazing, and briefly comprises: entrance/lean-to, leading into the kitchen, wet room, inner hall, comfortable lounge, and two bedrooms.

Externally, the property features a mature enclosed rear garden and a driveway to the front providing off-road parking.

An ideal opportunity for those seeking a well-presented home in a desirable and convenient location — early viewing is advised!

Council Tax - A EPC - TBA 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/ Lean To - 7.47m x 1.22m (24'6" x 4'0")

Lounge - 3.61m x 3.28m max (11'10" x 10'9" max)

Inner Hall

Kitchen - 2.95m x 2.06m (9'8" x 6'9")

Wet Room - 2.03m x 1.4m (6'8" x 4'7")

Bedroom - 3.35m x 2.54m (11'0" x 8'4")

Bedroom - 3.35m x 2.84m (11'0" x 9'4") with built in wardrobes.

Private Rear Garden

Driveway To Fore

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Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

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- POPUALR LANESFIELD NEIGHBOURHOOD
- CHARMING SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- WELL MAINTAINED THROUGHOUT BY CURRENT OWNER
- MATURE ENCLOSED REAR GARDEN
- CLOSE PROXIMITY TO TRANSPORT LINKS & USEFUL AMENITIES
- MUST BE VIEWED TO BE APPRECIATED
- DRIVEWAY TO FORE

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MISREPRESENTATION ACT 1967

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