



3c Rudge Avenue, Lanesfield

*A Newly Built Two Bedroom Detached Luxury Bungalow,
Constructed To A High Specification With A Host Of Quality
Fittings Throughout. Viewing Is Highly Recommended!*

3c Rudge Avenue, Eastfield, Wolverhampton, WV1 2AS

Asking Price: £235,000

Tenure: Freehold

Council Tax: Band A – Wolverhampton

EPC Rating: B (81) No: 1890-7760-0732-4003-3943

Total Floor Area: 592sq feet (55.0sq metres) Approx.

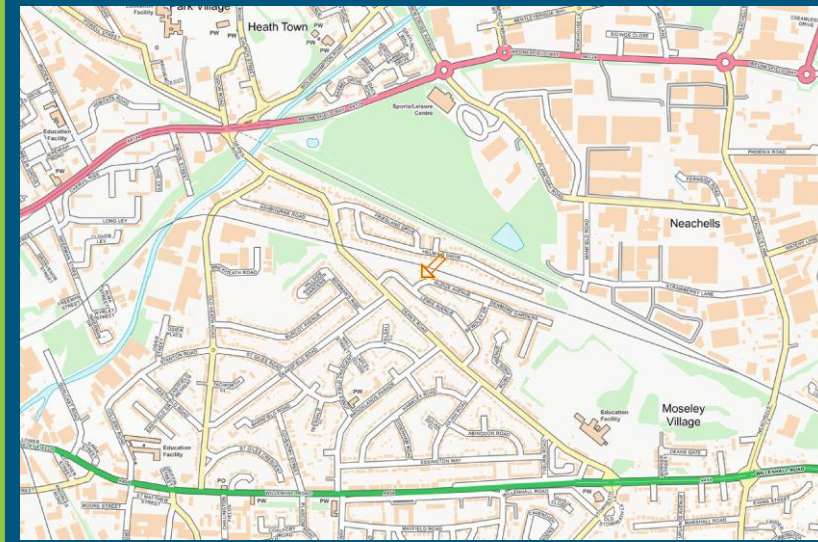
Services: We are informed by the Vendors that all main services are installed (Water, Electric & Mains Drains)

Occupying a pleasant position on a popular development, ideally situated for easy distance of the majority of amenities including shops, schools & public transport, this superb detached new build bungalow has been built to a most individual & well planned design, utilising the maximum space and is undoubtedly an excellent example of its type.

3c Rudge Avenue is one of two detached bungalows, having been recently constructed to a most superior specification on the land to the west side of Rudge Avenue and set well back from the road via 100ft long driveway. These luxury properties have been thoughtfully designed and styled to include luxury high quality fittings throughout. A number of these features include stunning bathrooms, fresh & neutral décor throughout, oak veneered internal doors, contemporary kitchens with a range of built in appliances and LVT flooring throughout with full wet underfloor heating including individually controlled thermostats for each room. Each plot also has the benefit of solar panels, electric boilers, driveways with car charging points and landscaped enclosed rear gardens.

The interior which measures at approx. 592sq.ft. (55.0sq metres) includes reception hall with built in cupboard, living room with French doors to rear garden, two bedrooms, smart fitted kitchen and luxury bathroom.

Not only is Rudge Avenue convenient for local amenities, both New Cross Hospital & Bentley Bridge are less than a mile away with the city centre approx. 2miles away. Early interest is highly recommended to appreciate this exclusive home and offered with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite double glazed front door, loft hatch, LVT flooring with under floor heating and built in storage cupboard housing Neptune hot water heating system.

Bathroom: 6'11" (2.10m) x 5'5" (1.65m)

Fitted with a luxury white suite comprising panelled bath with screen & overhead shower, vanity unit with storage & recessed WC, tiled walls, recessed ceiling spot lights, extractor fan, LVT flooring with underfloor heating and double glazed opaque window to front.

Bedroom Two: 10'2" (3.10m) x 7'7" (2.30m)

LVT flooring with underfloor heating and double glazed window to front.

Bedroom One: 12'6" (3.80m) x 10'10" (3.30m)

LVT flooring with underfloor heating and double glazed window to rear.

Living Room: 15'5" (4.70m) x 9'2" (2.80m)

LVT flooring with underfloor heating and double glazed French doors to rear garden.

Kitchen: 11'10" (3.60m) x 8'10" (2.70m)

Fitted with a Howdens contemporary suite having a range of built in base cupboards, drawers & suspended wall cupboards, laminate worktops with matching breakfast bar & stainless steel single drainer sink unit, built in appliances include electric Lamona oven, 4-ring induction hob with extractor hood over, fridge, freezer, dishwasher & washing machine/ dryer, LVT flooring with underfloor heating and double glazed windows to front & side with PVC door.

Rear Garden: Neatly landscaped to include a large full width terrace with light grey porcelain style tiles & gravelled borders, shaped centre lawn, surrounding fencing and gated side entry.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

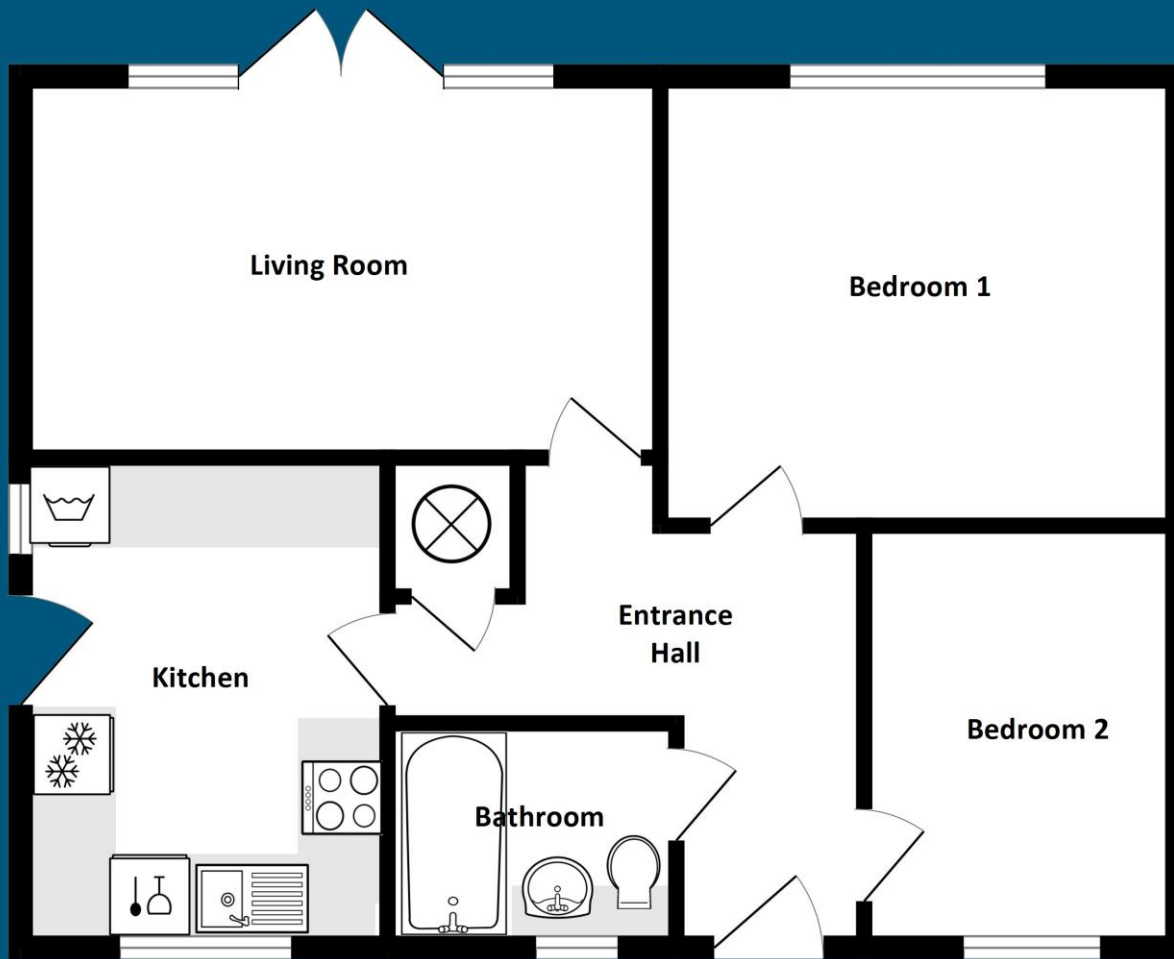












Total Floor Area: 592sq.ft. (55.0sq.m) Approx.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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