7 LLOYD DRIVE

WOLVERHAMPTON, WV4 5NJ

OFFERS IN THE REGION OF £495,000

FREEHOLD

An outstanding detached bungalow, tucked away on a small service road in a highly desirable location. Beautifully presented throughout, this attractive home sits within well maintained grounds and benefits from a beautifully landscaped rear garden, with access to a detached garage and rear driveway.

The spacious and well-planned accommodation includes an entrance hall, guest cloakroom, generous living room with adjoining sun room, separate dining room, fitted kitchen, utility room, three bedrooms, and a family bathroom.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

7 LLOYD DRIVE

• BEAUTIFULLY PRESENTED • SOUGHT AFTER LOCATION • DETACHED DOUBLE GARAGE TO REAR • LANDSCAPED REAR GARDEN • THREE BEDROOMS • SPACIOUS LIVING ROOM • SEPARATE DINING ROOM • GUEST CLOAKROOM

ENTRANCE HALL
Radiator.

GUEST CLOAKROOM
Double-glazed window to the front, radiator, close coupled w.c, wash hand basin, fitted cloaks cupboard.

LIVING ROOM
Part-glazed double doors to sun room, radiator, attractive feature fireplace.

SUN ROOM
Double-glazed to the side and rear, double doors to the rear garden.

DINING ROOM
Two double-glazed windows to the front, radiator, doorway to the utility.

KITCHEN
Double-glazed window to the rear, radiator, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer u it with mixer tap. Integral appliances include an oven, hob and dishwasher.

UTILITY
Double-glazed window to the rear, doorway to the rear garden, radiator, tiled floor, fitted cupboards, stainless steel sink and drainer unit, plumbing for a washing machine and space for a dryer.

BEDROOM ONE
Double-glazed window to the rear, radiator.

BEDROOM TWO
Double-glazed window to the front, radiator.

BEDROOM THREE
Double-glazed window to the front, radiator.

BATHROOM
Double-glazed obscure window to the front, towel rail, tiled walls, suite comprising close-coupled w.c, pedestal wash hand basin, and panelled bath.

REAR GARDEN
To the rear of the property is an attractive landscaped garden providing a wonderful rear outlook. There is a spacious patio area, generous lawns, gateway to the driveway and access to the double garage.

DOUBLE GARAGE
Two up and over doors to the front, doorway to the rear garden, power points and lighting.

PROPERTY INFORMATION
Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Staffordshire Council - Tax Band E

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete

an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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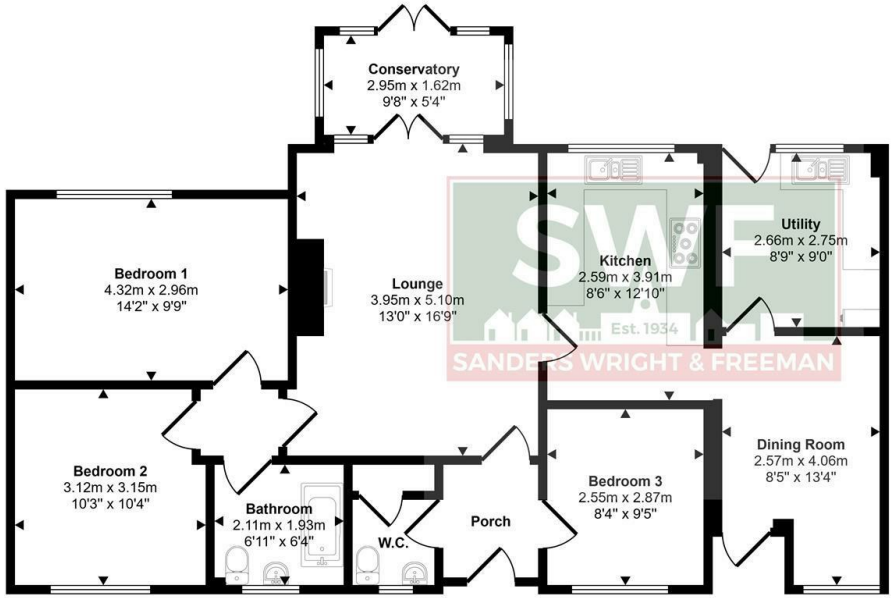
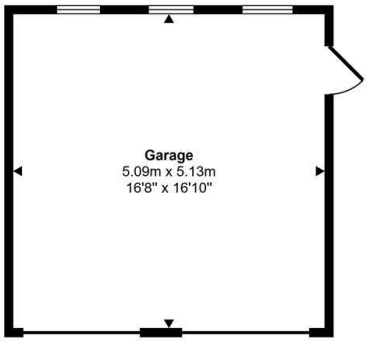
Approx Gross Internal Area
126 sq m / 1352 sq ft

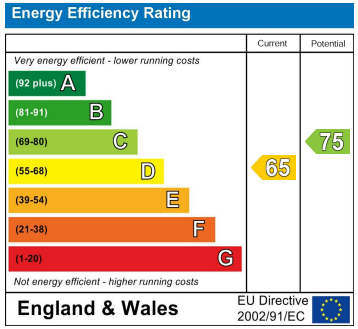


Floorplan
Approx 99 sq m / 1071 sq ft



Garage
Approx 26 sq m / 281 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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