

SmartSale

4u



## Indianapolis Gardens , Wolverhampton WV10 6GU

- Modern four-bedroom detached home (built 2023)
  - Two spacious reception rooms
- Bright and airy accommodation throughout
  - Well-maintained outdoor space
- Three contemporary bathrooms
  - Modern fitted kitchen with ample storage and workspace
- Private driveway providing off-road parking
  - Ideal family home with versatile living accommodation

**£399,950 Freehold**





## Location



## Full Description

Designed with contemporary family living in mind, the property offers spacious, versatile accommodation finished to a high standard, making it ideal for growing families or buyers seeking a stylish, move-in ready home.

The ground floor comprises a welcoming entrance hallway leading to two well-proportioned reception rooms, providing flexible space for both relaxing and entertaining.

A modern fitted kitchen offers ample storage, generous worktop space and a practical layout suited to everyday living. Large windows throughout the home allow plenty of natural light, creating a bright and airy feel across each room.

Upstairs, the property features four generously sized bedrooms, including a well-appointed principal bedroom. The home further benefits from three contemporary bathrooms, providing both convenience and comfort for busy households.

Externally, the property offers a private driveway providing off-road parking, along with well-maintained outdoor space ideal for enjoying warmer months.

Conveniently positioned close to local amenities, reputable schools and excellent transport links, this impressive modern home offers both practicality and lifestyle appeal.

### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in



this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band **D**  
EPC Rating **B**



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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.