



**Broad Lane | Wolverhampton | WV11 2RG**  
**Offers In The Region Of £292,500**

**W** Webbs  
estate agents

## Summary

Welcome to Broad Lane – the kind of address that makes your friends instantly jealous and your post sound a little bit posher. Webbs Estate Agents are absolutely thrilled (and maybe a bit smug) to present this surprisingly spacious, delightfully detached two-bedroom bungalow, perfect for anyone who wants comfort, charm, and the occasional excuse to say, “Yes, I live on Broad Lane.”

From the outside, there's plenty of parking, so no more awkward parallel parking battles, plus a low-maintenance courtyard garden out back - ideal for lazy summer evenings, BBQs, or pretending you're good at gardening.

Step inside and you'll find a master bedroom big enough for your dreams (and your furniture), complete with a gorgeous bay window that lets the sunshine pour in. The cosy living room, complete with a multi-fuel fire, is basically begging for movie nights and mugs of hot chocolate. It opens up into a modern fitted kitchen, which even the most reluctant chef will appreciate — there's loads of space for dining, dancing, or simply admiring how clean it looks after a takeaway.

The conservatory overlooks the rear garden and offers a peaceful spot to sip your morning coffee, scroll through social media.

Downstairs also includes a family bathroom so big you could probably do yoga in it, complete with a walk-in shower, and a useful utility room with its own WC - perfect for when someone's hogging the main bathroom.

## Key Features

- TWO BEDROOM DETACHED BUNGALOW
- CONSERVATORY TO THE REAR
- EN SUITE TO MASTER BEDROOM ON THE FIRST FLOOR
- COURTYARD REAR GARDEN
- POPULAR LOCATION
- MODERN KITCHEN DINER
- DRIVE AND GARAGE
- GROUND FLOOR BEDROOM
- UTILITY ROOM AND GUEST WC
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### Entrance Hall

### Lounge

15'1" x 10'11" (4.618m x 3.328m)

### Kitchen Diner

8'10" x 23'6" (2.694m x 7.183m)

### Shower Room

10'0" x 5'10" (3.070m x 1.787m)

### Conservatory

11'6" x 16'0" (3.522m x 4.892m)

### Utility Room

11'0" x 9'5" (3.373m x 2.889m)

### WC

3'3" x 2'8" (1.006m x 0.827m)

### Bedroom Two

14'11" x 11'1" (4.564m x 3.392m)

### First Floor Landing

### Bedroom One

9'6" x 9'6" (2.914m x 2.8979m)

### En Suite

5'9" x 5'10" (1.774m x 1.785m)

### Garage

15'0" x 8'7" (4.589m x 2.639m)

### Identification Checks B







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	<span style="background-color: green;">A</span>		Band A	<span style="background-color: green;">A</span>	
Band B	<span style="background-color: lightgreen;">B</span>		Band B	<span style="background-color: lightgreen;">B</span>	
Band C	<span style="background-color: yellow;">C</span>		Band C	<span style="background-color: yellow;">C</span>	
Band D	<span style="background-color: orange;">D</span>		Band D	<span style="background-color: orange;">D</span>	
Band E	<span style="background-color: red;">E</span>		Band E	<span style="background-color: red;">E</span>	
Band F	<span style="background-color: darkred;">F</span>		Band F	<span style="background-color: darkred;">F</span>	
Band G	<span style="background-color: darkorange;">G</span>		Band G	<span style="background-color: darkorange;">G</span>	
All energy efficient - lower running costs			All energy efficient - lower CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	