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37 Maple Road

| WV3 7JD | Offers In The Region Of £150,000

ROYSTON
& LUND

- UNIQUE ONE BED DETACHED BUNGALOW
- OFF STREET PARKING FOR TWO VEHICLES
- MODERN OPEN PLAN LIVING SPACE
- CUL-DE-SAC LOCATION
- FREEHOLD
- EXCELLENT LOCATION
- PRIVATE REAR GARDEN
- STYLISH KITCHEN
- CLOSE TO CITY CENTRE
- VIEWINGS ADVISED!





Nestled on the charming Maple Road in Wolverhampton, this unique detached bungalow offers a delightful living experience. Built in 2019, the property boasts a modern design and is well-maintained, making it an ideal choice for those seeking a comfortable and stylish home.

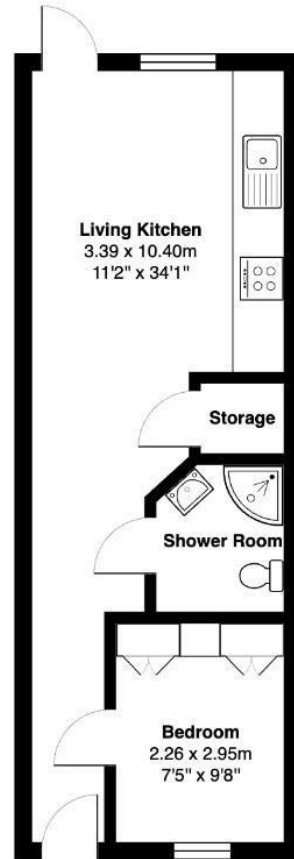
The bungalow features an inviting open plan living area that seamlessly combines the reception room and kitchen, creating a perfect space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, enhancing the warm and welcoming atmosphere throughout.

The property comprises one spacious bedroom, providing a peaceful retreat for rest and relaxation. Additionally, there is a well-appointed shower room that caters to all your needs.

One of the standout features of this bungalow is the beautifully maintained rear garden, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. This garden is a wonderful extension of the living area, perfect for hosting summer barbecues or enjoying quiet evenings under the stars.

With its modern amenities and convenient location, this bungalow is not just a home; it is a lifestyle choice. Whether you are a first-time buyer, a couple, or looking to downsize, this property presents an excellent opportunity to own a piece of Wolverhampton's charm. Do not miss the chance to make this delightful bungalow your own.





Total Area: 35.3 m² ... 380 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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