



39 Sandhurst Drive

| WV4 5RJ | Offers In The Region Of £300,000

ROYSTON
& LUND

- NO CHAIN!!
- WELL MAINTAINED THROUGHOUT
- OFF STREET PARKING FOR SEVERAL VEHICLES
- FRONT & REAR GARDENS
- EXCELLENT TRANSPORT & AMENITIES LINKS
- THREE BED DETACHED FAMILY HOME
- DETACHED GARAGE
- LOUNGE/DINING AREA
- CULD-DE-SAC LOCATION
- VIEWINGS HIGHLY ADVISED!!





Nestled in the tranquil cul-de-sac of Sandhurst Drive, Wolverhampton, this charming detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.



The property features a well-appointed bathroom, ensuring convenience for all residents. The detached design allows for a sense of privacy while still being part of a friendly neighbourhood. The front of the house is complemented by a garage, providing secure parking and additional storage options.

Situated in a peaceful area, this home is perfect for those seeking a balance between suburban tranquillity and accessibility to local amenities. Wolverhampton offers a variety of shops, schools, and parks, making it an ideal location for families.

This delightful property on Sandhurst Drive is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home!



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	60	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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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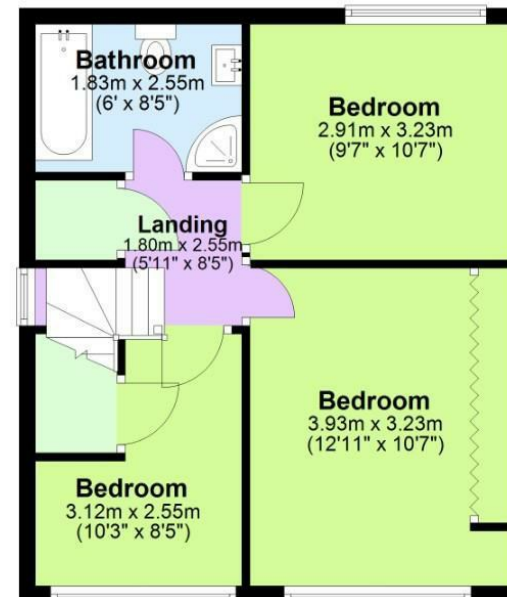
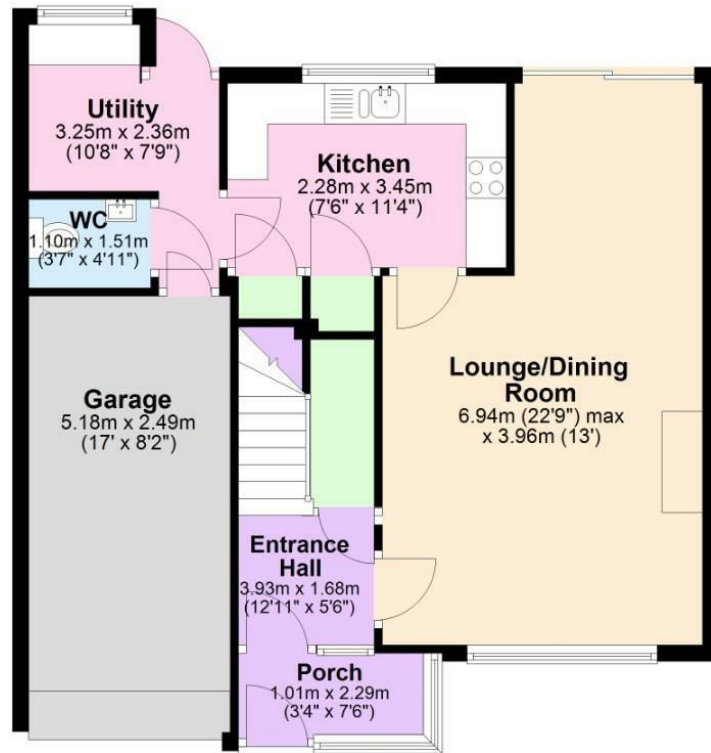
Ground Floor

Approx. 63.6 sq. metres (684.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 104.3 sq. metres (1123.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.