



37 Maple Road

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

ROYSTON
& LUND

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





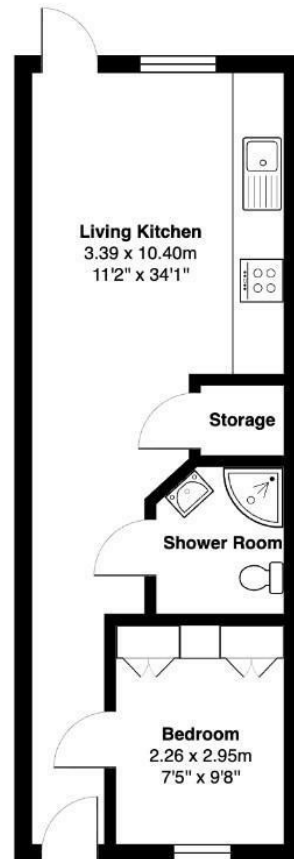
Nestled on the charming Maple Road in Wolverhampton, this unique detached bungalow offers a delightful living experience. Built in 2019, the property boasts a modern design and is well-maintained, making it an ideal choice for those seeking a comfortable and stylish home.

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)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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		

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