



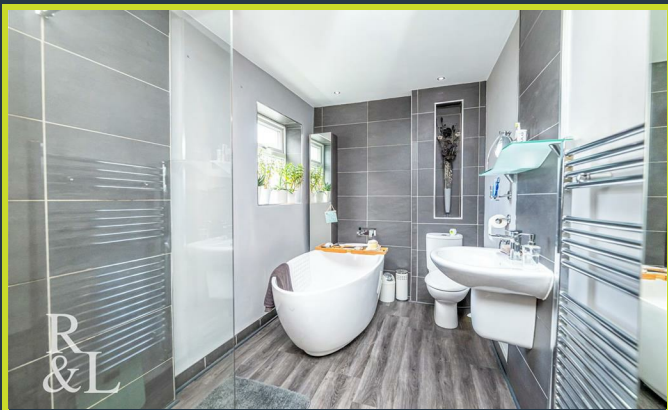
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&L

178 Goldthorn Hill

| WV2 4PZ | Offers In The Region Of £365,000

ROYSTON  
& LUND

- SUPERB DETACHED DOMER BUNGALOW
- IMMACULATEDLY PRESENTED THROUGHOUT
- SOLAR PANELS - BATTERY STORAGE
- AMPLE PARKING - DUEL ACCESS
- STYLISH KITCHEN
- OCCUPYING A CHOICE POSITION
- DECEPTIVELY SPACIOUS
- WELL MAINTAINED GARDENS
- TWO RECEPTION ROOMS
- VIEWINGS HIGHLY ADVISED





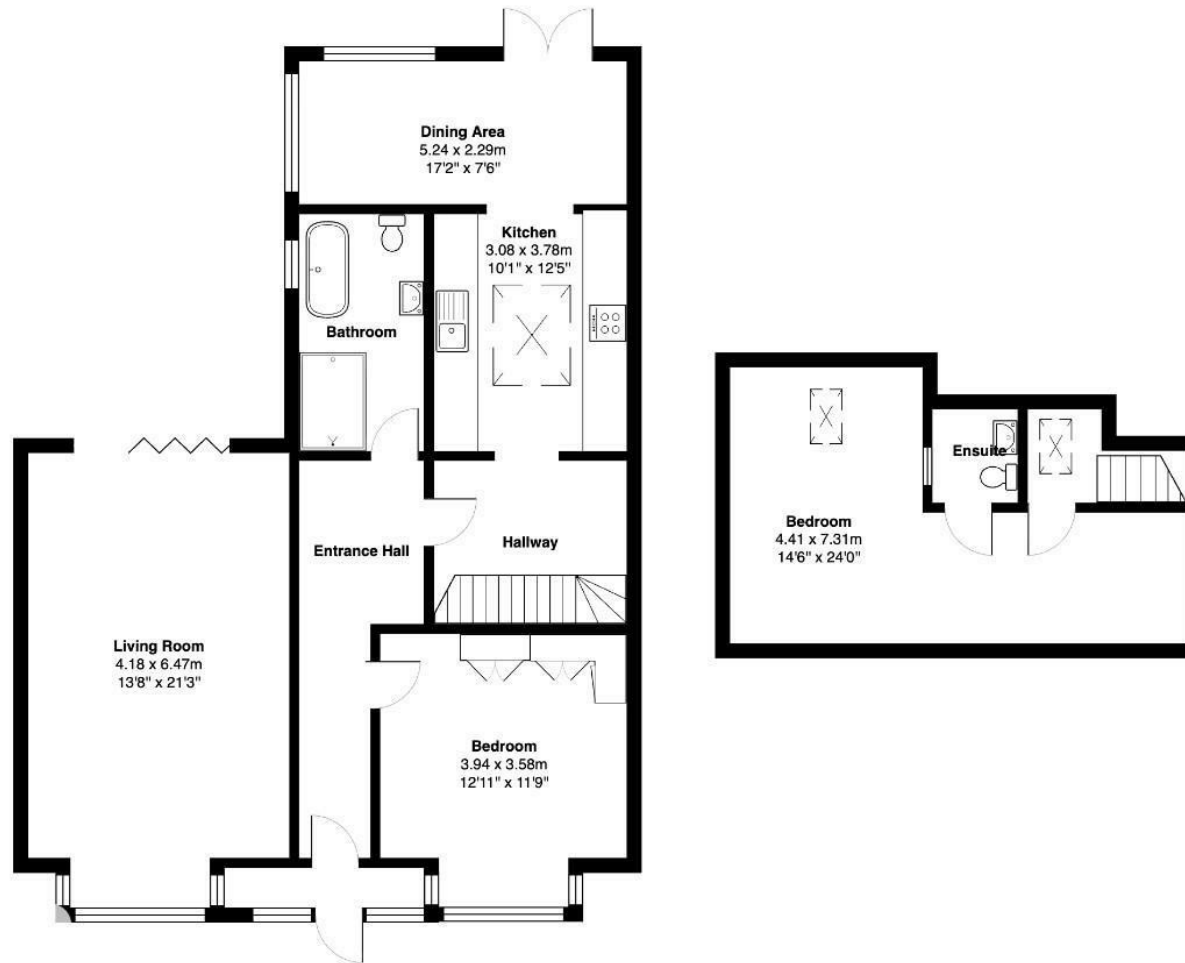
Royston & Lund are delighted to bring to market this detached dormer bungalow offering a perfect blend of comfort and convenience. Built in 1935, the property boasts a generous living space making it an ideal home for families or those seeking a peaceful retreat.

The bungalow features two well-proportioned bedrooms (Originally Three), providing ample space for relaxation and rest. The layout is thoughtfully designed, with a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings in. Additionally, the property includes two bathrooms, ensuring that family life runs smoothly and comfortably.

Goldthorn Hill is known for its friendly community and excellent local amenities, making it a desirable location for both families and professionals. With easy access to nearby parks, schools, and shops, this bungalow is perfectly situated for those who appreciate the balance of suburban tranquillity and urban convenience.

This property presents a wonderful opportunity to own a charming home in a sought-after area. Whether you are looking to downsize or seeking a family home, this bungalow is sure to impress with its character and spacious living areas. Do not miss the chance to make this lovely property your own.





Total Area: 129.1 m<sup>2</sup> ... 1390 ft<sup>2</sup>

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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>89</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

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

England & Wales EU Directive 2002/91/EC

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.

**ROYSTON & LUND**