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65 Ward Grove

| WV4 6PN | Offers In The Region Of £200,000

ROYSTON
& LUND

- NO CHAIN
- SEMI DETACHED
- KITCHEN
- LOFT ROOM
- REAR GARDEN
- VERSATILE TWO BED BUNGALOW
- LOUNGE
- CONSERVATORY
- DRIVEWAY
- INTERNAL INSPECTIONS ADVISED!





Nestled in the charming area of Ward Grove, Wolverhampton, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-designed layout that includes one inviting reception room and a spacious bedrooms, perfect for relaxation and rest.

One of the standout features of this bungalow is the additional loft room, which offers versatile space that can be tailored to your needs, whether as a home office, guest room, or a creative retreat. The property also benefits from a bathroom, ensuring ample facilities for both residents and guests.

Outside, you will find a lovely rear garden, ideal for enjoying the fresh air or hosting gatherings with family and friends. The driveway provides convenient off-street parking, adding to the practicality of this charming home.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer, a downsizer, or looking for an investment opportunity, this bungalow in Ward Grove is a must-see. Embrace the potential of this lovely home and arrange a viewing today.





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		

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

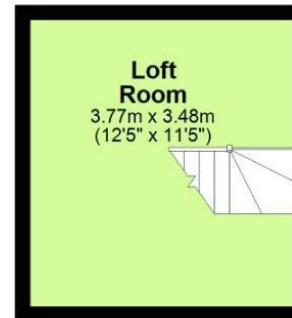
Ground Floor

Approx. 70.3 sq. metres (757.0 sq. feet)



First Floor

Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 83.5 sq. metres (898.3 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.

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