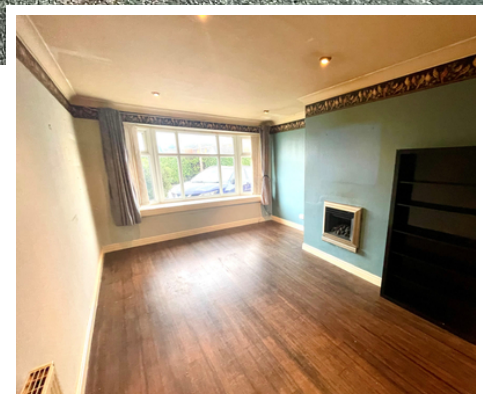




## 87 Lyndale Drive, Wednesfield, Wolverhampton, West Midlands. WV11 3JR

This semi detached bungalow is in need of some updating and is being marketed for sale with the benefit of no upward chain. It is situated on a highly popular and sought after residential development with an open aspect to the rear and is ideally located for Wednesfield town centre and the excellent range of facilities at Bentley Bridge retail park. The well planned accommodation briefly comprises, reception hall, open plan living area with lounge and kitchen, spacious conservatory, two bedrooms, bathroom and garage.

**Offers Over £215,000 Freehold**





## FEATURES

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- Semi Detached Bungalow
- No Chain
- Updating Required
- Popular and Sought-After Area
- Ideally Located For Wednesfield Town Centre And All Essential Amenities
- Two Bedrooms
- Large L Shaped Conservatory
- Garage
- Freehold
- Council Tax Band C



## ROOM DESCRIPTIONS

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### Reception Hall

Composite front door with double glazed panel, cloaks cupboard, radiator and access to loft space with loft ladder and light.

### Open Plan Living Area

Comprising lounge and kitchen areas.

### Lounge Area

3.5m x 5.2m (11' 6" x 17' 1") max. Bow window to front, radiator and down lighting.

### Kitchen Area

3.0m x 3.3m (9' 10" x 10' 10") Wall and base cupboards with granite effect work surfaces incorporating a one and a half bowl sink unit, splash back tiling, built in oven, separate gas hob, overhead extractor, integrated dishwasher and washing machine, built in fridge freezer, down lighting and door leading to the conservatory.

### L Shaped Conservatory

5.4m x 4.0m (17' 9" x 13' 1") max. Doors to driveway and rear garden, radiator and ceramic tiled floor.

### Bedroom 1

2.5m x 3.2m (8' 2" x 10' 6") Window to rear, radiator, dimmer switch, down lighting and fitted wardrobes..

### Bedroom 2

2.7m x 2.5m (8' 10" x 8' 2") Window to front, radiator and built in cupboard with central heating boiler.

### Bathroom

Being fully tiled to all exposed walls, heated towel rail, down lighting and white suite comprising, panelled bath with mixer shower over. vanity unit with wash hand basin and low flush wc with concealed cistern.

### Garage

3.1m x 5.6m (10' 2" x 18' 4") Metal up and over door, light point, power points and side door to rear garden.

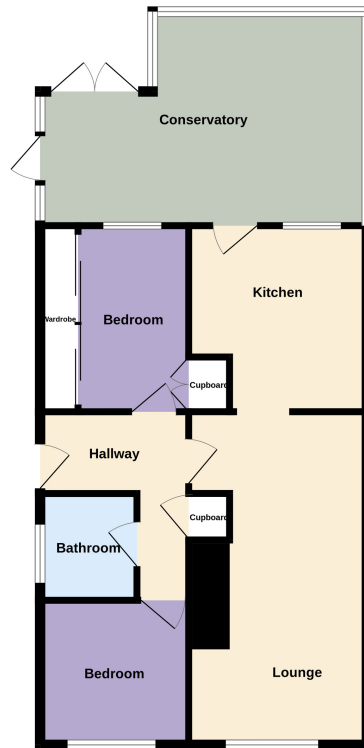
### Outside

A block paved frontage provides off road parking for at least two family size cars and a driveway leads to the detached garage. The rear garden enjoys an open aspect and has been laid for ease of maintenance.

## FLOORPLAN & EPC



Ground Floor



87 Lyndale Drive Wv11 3jr

Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	89
(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, Scotland & Wales		EU Directive 2002/91/EC

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