



**2 MALINS ROAD**  
**WOLVERHAMPTON, WV4 6AW**

**OFFERS IN THE REGION OF £179,000**  
**FREEHOLD**

Semi-detached bungalow, restyled by the present owner to offer comfortable living accommodation featuring a dining kitchen and large bathroom, with further accommodation including living room, double bedroom and conservatory. There is a driveway to the front providing off road parking and two workshops to the rear with electricity connected.



## 2 MALINS ROAD

- RESTYLED ACCOMMODATION • DINING KITCHEN • LARGE RE-FITTED BATHROOM • CONSERVATORY • WORKSHOPS TO REAR • OFF ROAD PARKING



### HALLWAY

Loft access hatch with drop down ladder to a boarded loft area which has two sklight windows.

### LIVING ROOM

14'10" x 11'10"

Double-glazed bay window to the front, radiator and feature fireplace.

### DINING KITCHEN

15'7" max x 11'7" max, 8'11" min

Double-glazed window to the rear, radiator, double-glazed double doors to the conservatory and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven, four ring hob, plumbing for a washing machine and space for a fridge and freezer.

### BEDROOM

9'11" x 9'11"

Double-glazed window to the front and radiator.

### RE-FITTED BATHROOM

11'11" x 6'2"

Double-glazed obscure window to the rear, radiator and suite comprising close-coupled w.c, pedestal wash hand basin, freestanding bath and shower enclosure.

### CONSERVATORY

10'8" x 8'5"

Double-glazed to the side and rear, radiator and door to the rear garden.

### REAR GARDEN

To the rear of the property is a good size garden with covered patio area and doorway to the drive. At the rear of the garden are TWO WORKSHOPS with electricity supply

### TENURE Freehold

The property is freehold.

### COUNCIL TAX

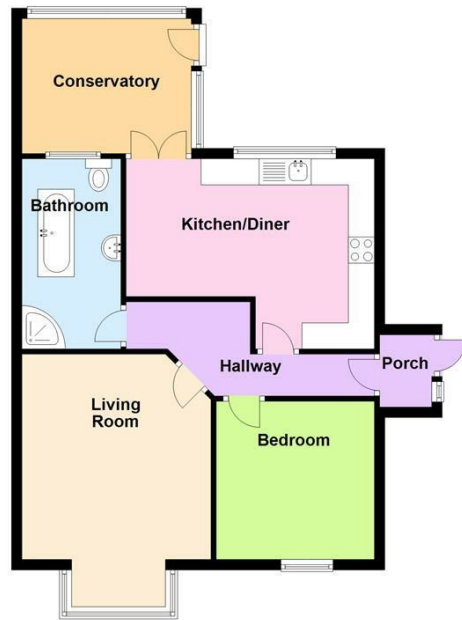
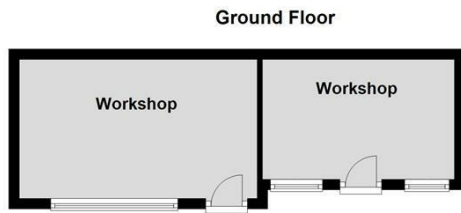
Wolverhampton City Council - Tax Band B

### SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## 2 MALINS ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements