



41 BEECHWOOD AVENUE
WOLVERHAMPTON, WV11 1DU

OFFERS IN THE REGION OF £225,000
FREEHOLD

NO CHAIN - Well presented three bedroom semi-detached home ideally situated in a sought after location close a range of amenities including shops, schools and public transport. Occupying a quiet position the property comprises entrance porch, entrance hall, separate living and sitting rooms, kitchen, three bedrooms and bathroom. Enclosed garden to the rear. Driveway providing off road parking.



41 BEECHWOOD AVENUE

- NO CHAIN • Three Bedrooms • Separate Sitting & Living Rooms • Enclosed Rear Garden • Driveway Providing Off Road Parking • Popular Location • Ideal Family Home • Close To Local Amenities Including Shops & Schools



SUMMARY

NO CHAIN - Well presented three bedroom semi-detached home ideally situated in a sought after location close a range of amenities including shops, schools and public transport. Occupying a quiet position the property comprises entrance porch, entrance hall, separate living and sitting rooms, kitchen, three bedrooms and bathroom. Enclosed garden to the rear. Driveway providing off road parking.

ENTRANCE PORCH

Double glazed windows side and door to the reception hall.

RECEPTION HALL

Radiator, staircase to the first floor landing and doors to the living room and sitting room.

SITTING ROOM

11'5" x 10'11"

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

LIVING ROOM

17'1" x 10'5"

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

KITCHEN

9'4" x 7'3"

Double glazed windows to the side and rear, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a

stainless steel sink and drainer unit with mixer tap. There is space for a cooker, fridge freezer and plumbing for a washing machine. A part glazed door provides access to the rear garden.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch, built in airing cupboard and doors to:

BEDROOM ONE

10'11" x 10'10"

Double glazed bay window to the front and radiator.

BEDROOM TWO

11'4" x 10'5"

Double glazed window to the rear, radiator and fitted wardrobe.

BEDROOM THREE

7'3" x 6'2"

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the rear, towel rail, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath.

REAR GARDEN

To the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

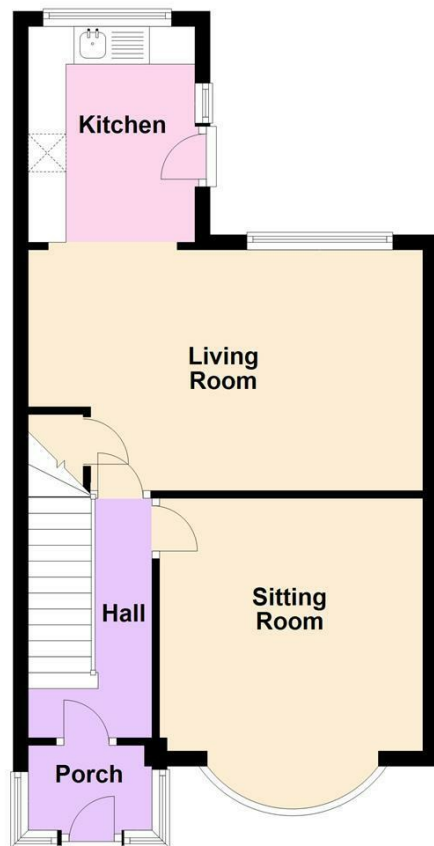
COUNCIL TAX BAND

Council Tax Band - Band B

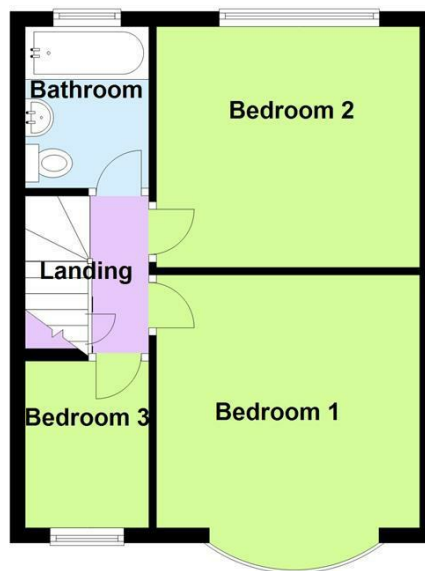
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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