



12 SHEILA AVENUE
WOLVERHAMPTON, WV11 3AJ

OFFERS IN THE REGION OF £200,000
FREEHOLD

NO CHAIN - Three bedroom family home situated in a popular cul-de-sac location with shops and schooling nearby. The area offers convenient access to commuter links including train station and motorway access as well as the popular Bentley Bridge retail park and New Cross Hospital. Whilst the property would benefit from a scheme of modernisation, there is spacious and versatile accommodation throughout featuring entrance hall, living room, kitchen, three bedrooms, shower room, garage and a pleasant enclosed garden to the rear. A driveway to the front provides ample off road parking.



12 SHEILA AVENUE

- Popular Cul-De-Sac Location • Versatile Accommodation Throughout • Available With No Onward Chain • Three Bedrooms • Living/Dining Room • Pleasant Enclosed Rear Garden • Driveway Providing Off Road Parking • Garage



APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles.

ENTRANCE HALL

Electric heater, staircase to the first floor landing and doors to the living room and bedrooms two and three.

LIVING/DINING ROOM

Double glazed sliding patio doors to the rear, door to the kitchen.

KITCHEN

Double glazed window to the 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 various household appliances including cooker, fridge and dryer. A part glazed door provides access to the garage.

BEDROOM TWO

Double glazed window to the front, electric heater.

BEDROOM THREE

Double glazed window to the front.

FIRST FLOOR LANDING

Double glazed obscure window to the side and doors to:

BEDROOM ONE

Double glazed window to the front, electric heater and built in storage cupboard.

SHOWER ROOM

Double glazed obscure window to the side, tiled walls, towel rail and contemporary suite comprising close coupled w.c, wash hand basin with a range of fitted vanity units beneath and corner shower enclosure.

GARAGE

Double doors to the front, lighting and a part glazed door to the rear.

REAR GARDEN

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

COUNCIL TAX

Wolverhampton City Council - Tax Band C

SERVICES

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

TENURE Freehold

The property is freehold.

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

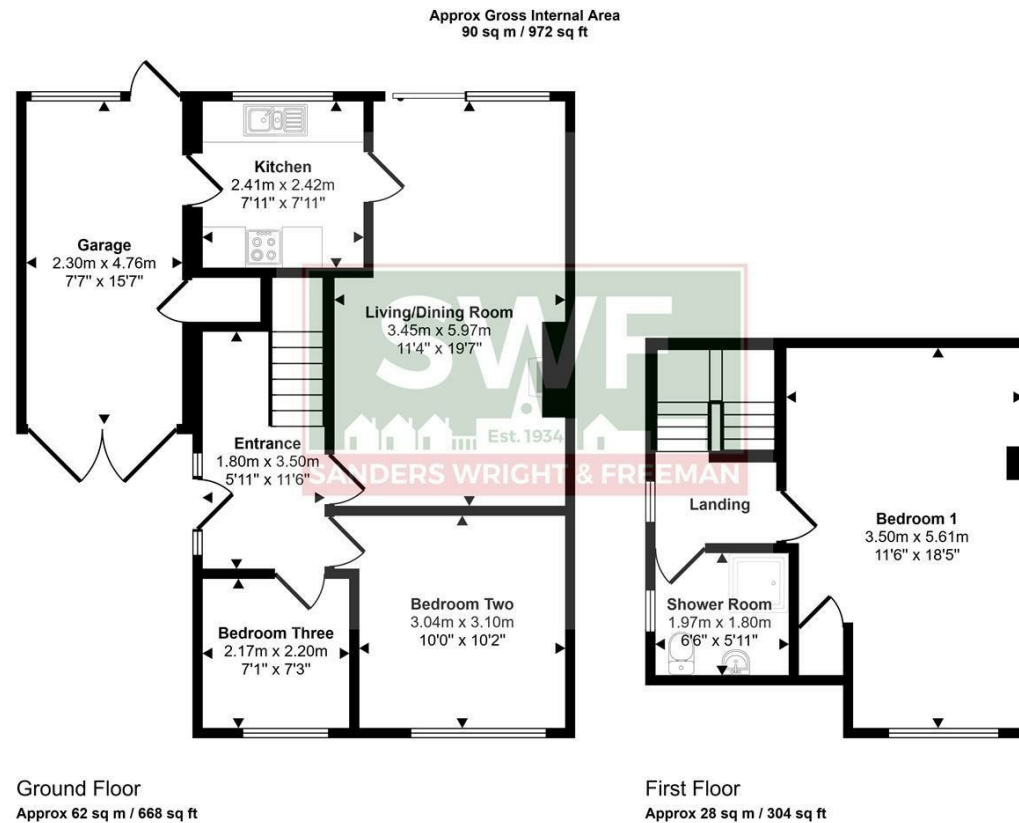
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

OTHER INFORMATION

The agent understands that a grant of probate has been issued.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	36	
(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