



12 ST. PHILIPS AVENUE WOLVERHAMPTON, WV3 7DU

OFFERS IN THE REGION OF £250,000
FREEHOLD

Well presented traditional three bedroom semi-detached home situated in a sought after location convenient for a range of amenities including highly regarded schools, shops and access to public transport with the wider amenities of Bradmore, Penn & Wolverhampton City Centre all within easy reach. The property has been well maintained by the current owners and features spacious accommodation throughout, ideal for first time buyers or families alike, and comprises entrance porch, hallway, separate living & sitting rooms, kitchen, three bedrooms, family bathroom, store room and an enclosed garden to the rear. A driveway to the front provides off road parking.



12 ST. PHILIPS AVENUE

- Spacious Traditional Three Bedroom Semi-Detached Home
- Situated In An Extremely Sought After Location
- Close Proximity To Well Regarded Schools
- Convenient For A Range Of Further Amenities Including Shops & Public Transport
- Well Presented Accommodation Throughout
- Separate Living & Sitting Rooms
- Three Bedrooms
- Off Road Parking



APPROACH

The property is approached via a tarmac driveway providing off road with an adjacent lawned foregarden.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the living room, sitting room and kitchen.

SITTING ROOM

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

LIVING ROOM

Double glazed double doors opening out to the rear garden, radiator and feature fireplace.

KITCHEN

Double glazed window to the side, radiator, 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 a built in electric oven with 4 ring gas hob above and space for various household appliances including a fridge, freezer and plumbing for both a dishwasher and washing machine. A part glazed door provides access to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM THREE

Double glazed window to the front and radiator.

BATHROOM

Double glazed obscure window to the rear, part tiled walls, radiator, ceiling down lighters and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with mixer shower tap.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. A door provides access to a useful store room.

STORE

Useful outside store room with double doors to the front and a door to the rear.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and

Transfer of Funds (Information on the Payer)

Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

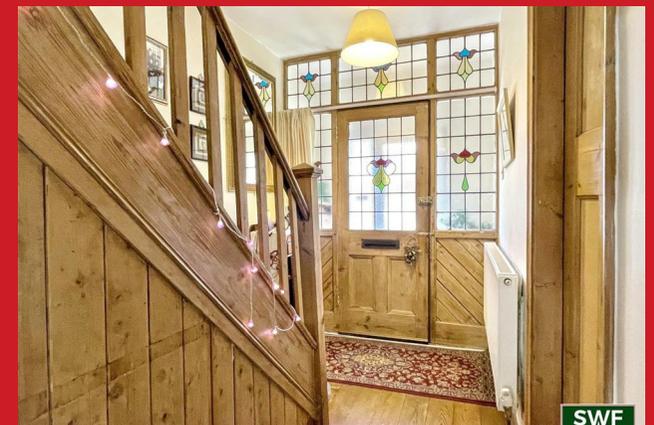
Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

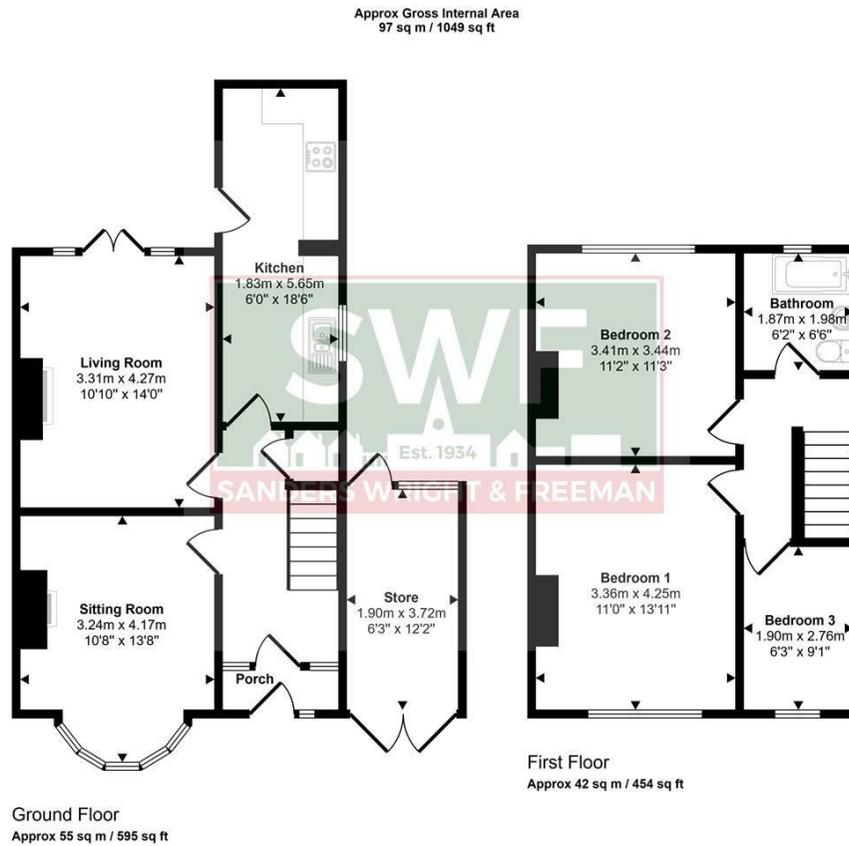
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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

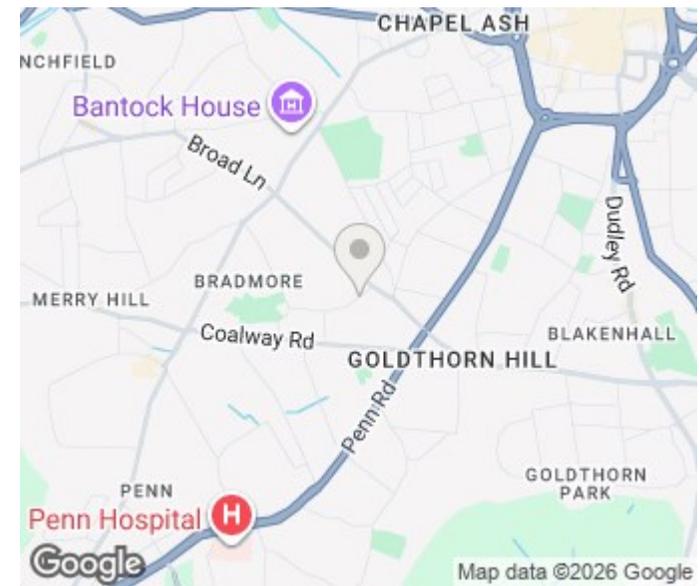
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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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		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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