



36 ELIZABETH AVENUE, GOLDTHORN WOLVERHAMPTON, WV4 5BA

OFFERS IN THE REGION OF £250,000
FREEHOLD

Extended three bedroom semi-detached home in a popular location with a range of amenities nearby including schools, shops and public transport. Whilst requiring a scheme of general updating the property provides tremendous living space including a living room, extended rear sitting room, breakfast kitchen, utility/w.c, three generous bedrooms and family bathroom. A driveway and garage provide off road parking and there is a pleasant enclosed garden to the rear.

36 ELIZABETH AVENUE

- NO CHAIN
- EXTENDED REAR SITTING ROOM
- BREAKFAST KITCHEN
- UTILITY / W.C.
- LIVING ROOM
- PLEASANT REAR GARDEN
- GARAGE
- POPULAR LOCATION



APPROACH

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

ENTRANCE PORCH

HALLWAY

Radiator, staircase to the 1st floor landing.

LIVING ROOM

14'2" x 11'10"

Window to the front, radiator and doorway to the sitting room.

SITTING ROOM

16'8" x 10'11" max, 9'11" min

Window to the rear, radiator and doorway to the breakfast kitchen

BREAKFAST KITCHEN

11'10" x 8'10"

Window to the rear, part tiled walls, breakfast bar 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. A part glazed door leads to the side lobby.

SIDE LOBBY

Doorway to the side passage and access to the garage and utility.

UTILITY / W.C.

Obscure window to the side, tiled walls, plumbing for a washing machine and low-level w.c.

FIRST FLOOR LANDING

Obscure window to the side, loft access hatch and built in airing cupboard.

BEDROOM ONE

11'5" x 10'7"

Window to the rear, radiator and fitted wardrobes.

BEDROOM TWO

11'9" x 10'11"

Window to the front and radiator.

BEDROOM THREE

8'9" x 7'7"

Window to the front, radiator.

BATHROOM

Obscure window to the rear, radiator and coloured suite comprising pedestal wash hand basin, panelled bath and close-coupled w.c.

GARAGE

17'5" x 8'5"

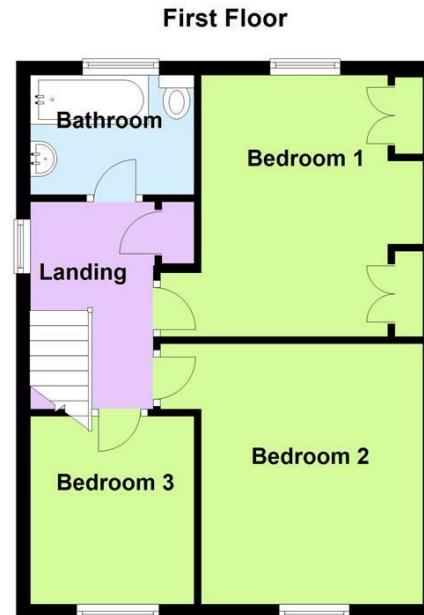
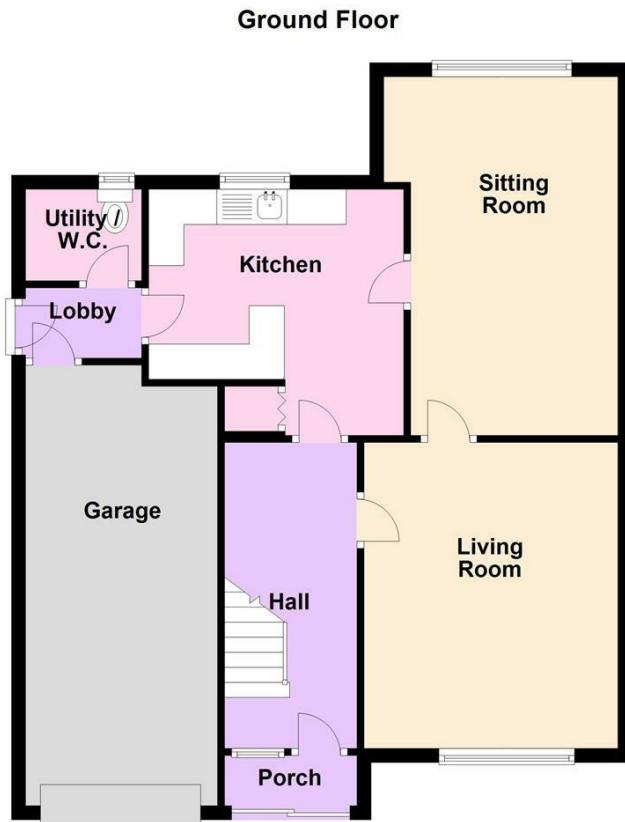
Up and over door to the front, window to the side and doorway to the lobby.

REAR GARDEN

To the rear of the property is a most attractive enclosed garden with paved patio area, shaped lawn and a variety of flower and shrub borders.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		53
(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