



12 WELLINGTON AVENUE WOLVERHAMPTON, WV3 7EP

OFFERS IN THE REGION OF £230,000
FREEHOLD

Most attractive three bedroom semi-detached home in a popular cul-de-sac off Church Road, Bradmore. Offering charm and character this recently redecorated property is available with No Onward Chain and comprises entrance hall, living room, dining kitchen with fitted appliances, three bedrooms and shower room. To the rear is a pleasant enclosed garden with outside w.c.



12 WELLINGTON AVENUE

- NO CHAIN • CHARACTER PROPERTY • DINING KITCHEN WITH FITTED APPLIANCES • PLEASANT REAR GARDEN • CUL-DE-SAC LOCATION • THREE BEDROOMS



ENTRANCE HALL

Radiator, staircase to the first floor landing.

LIVING ROOM

10'2" x 9'11"

Double-glazed window to the front, radiator.

DINING KITCHEN

Double-glazed window and double doors to the rear, radiator, feature brick fireplace, ceiling down lights, range of fitted wall, drawer and base units with work surfaces above incorporating a butler style sink with mixer tap. Integral appliances include fridge, slimline dishwasher, NEFF oven and hob.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

10'2" x 9'0"

Double-glazed window to the front, radiator, built in wardrobes with drawers, decorative fireplace.

BEDROOM TWO

11'10" x 9'2"

Double-glazed window to the rear, radiator.

BEDROOM THREE

8'10" x 6'0"

Double-glazed window to the rear, radiator.

SHOWER ROOM

Double-glazed obscure window to the front, towel rail, ceiling down lights, suite comprising close-coupled w.c, sink with vanity cupboard, and shower enclosure.

REAR GARDEN

To the rear of the property is an attractive garden with paved patio area and lawned garden beyond. There is a brick built shed and GARDENERS W.C.

A side gate gives access to a shared side passageway.

TENURE Freehold

The property is freehold.

SERVICES

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

COUNCIL TAX

Wolverhampton City Council - Tax Band B

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

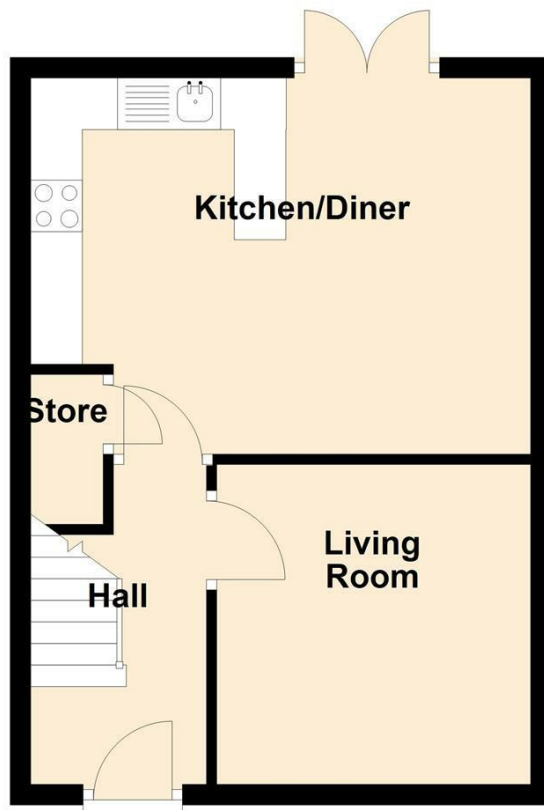
PARKING

The agent understands that there is no allocated parking for the property.

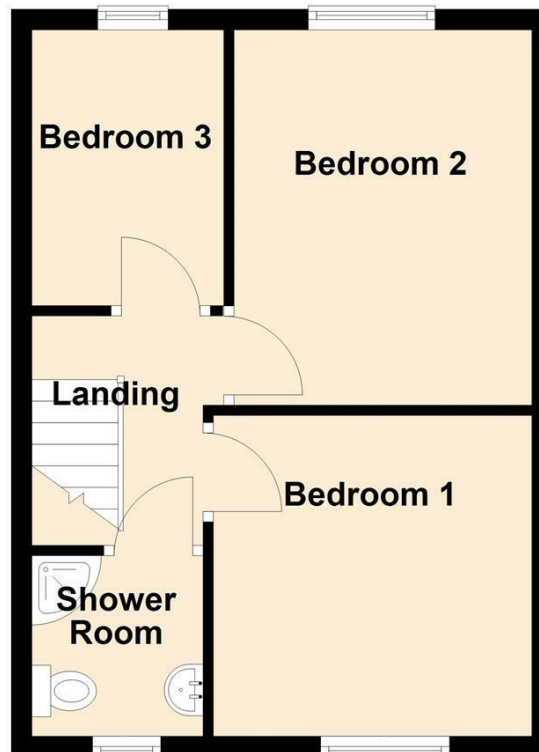
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Ground Floor



First Floor



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