



172 WINDSOR AVENUE WOLVERHAMPTON, WV4 4BN

OFFERS IN THE REGION OF £280,000
FREEHOLD

Beautifully presented three bedroom semi-detached home which has undergone significant recent improvement and offers superb family living space. Having a driveway for several vehicles, the property features an inviting reception hall, separate living and dining rooms, re-fitted kitchen, utility, three generous bedrooms and family bathroom. Well located in a popular area convenient for access to playing fields, a range of schools, shops and public transport.

172 WINDSOR AVENUE

- BEAUTIFULLY PRESENTED HOME • RE-FITTED KITCHEN • TWO RECEPTION ROOMS • THREE GENEROUS BEDROOMS • UTILITY • DRIVEWAY FOR SEVERAL VEHICLES



APPROACH

The property is approached via a driveway providing off road parking for several vehicles which continues along the side of the property to the rear garden.

OPEN PORCH

RECEPTION HALL

Wooden flooring, radiator, staircase to the first floor landing.

LIVING ROOM

Triple-glazed bay window to the front, radiator, exposed brick fireplace.

DINING ROOM

Double-glazed double doors to the rear, radiator, exposed brick fireplace.

RE-FITTED KITCHEN

Double-glazed window to the side, inverted radiator, range of fitted wall, drawer and base units with Walnut work surfaces above incorporating a Belfast sink with mixer tap. Integrated appliances include a dishwasher and Bosch oven, hob and microwave. Doorway to the utility.

UTILITY

Double-glazed window to the rear, radiator, tiled walls, fitted Walnut work surface incorporating a Belfast sink with mixer tap. There is space for a washing machine and fridge freezer, and a doorway to the side.

FIRST FLOOR LANDING

BEDROOM ONE

Triple-glazed window to the front, radiator.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the side, radiator.

BATHROOM

Double-glazed obscure window to the front, tiled floor, towel rail, suite comprising close-coupled w.c., pedestal wash hand basin and panelled bath with shower above.

REAR GARDEN

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

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 C

BROADBAND

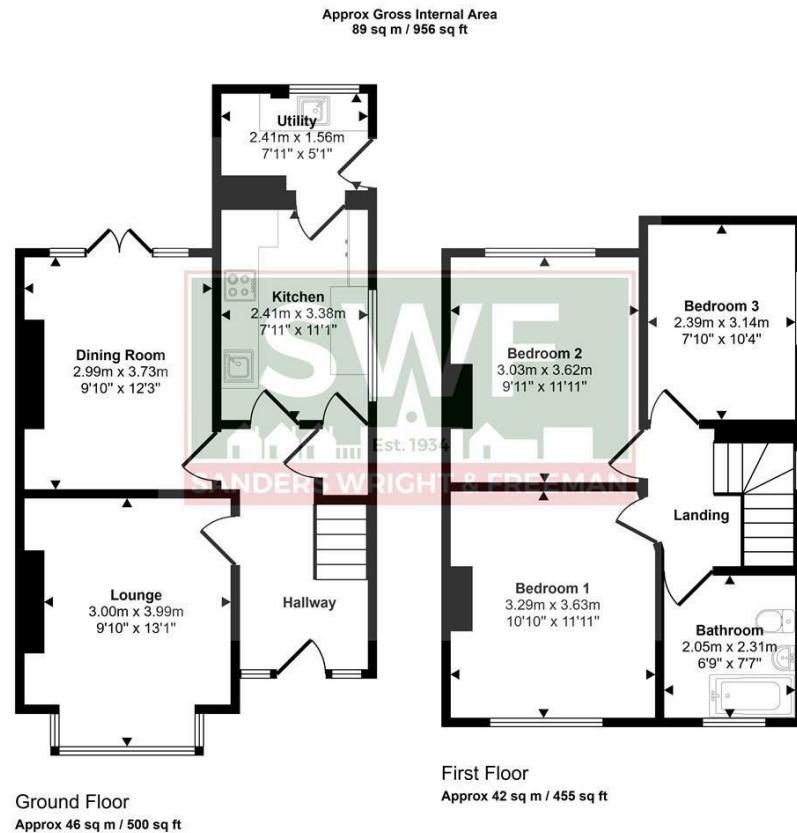
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

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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		80
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(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