



**43 SKIDMORE AVENUE**  
**WOLVERHAMPTON, WV3 7AJ**

**OFFERS IN THE REGION OF £260,000**  
**FREEHOLD**

Substantial three bedroom semi-detached home situated in an extremely popular location close to a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property benefits from being just a short walk away from Bantock park whilst internally the property features spacious family accommodation throughout comprising entrance hall, separate living & dining rooms, kitchen, three double bedrooms, family bathroom and a pleasant enclosed garden to the rear. A block paved driveway to the front provides ample off road parking.





# 43 SKIDMORE AVENUE

- Extremely Popular Location • Convenient For A Range Of Amenities • Three Double Bedrooms • Separate Living & Dining Rooms • Driveway Providing Off Road Parking • Walking Distance To Bantock Park • Enclosed & Private Rear Garden • Spacious Accommodation Ideal For Families Or First Time Buyers Alike



## APPROACH

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

## ENTRANCE HALL

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

## LIVING ROOM

Double glazed window to the front, radiator and feature fireplace with inset woodburning stove.

## DINING ROOM

Double glazed window to the front and radiator.

## KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls, radiator and 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 plumbing for a washing machine. Double glazed double doors open out to the rear garden.

## FIRST FLOOR LANDING

Two double glazed windows, loft access hatch and doors to:

## BEDROOM ONE

Double glazed window to the front, radiator and a range of fitted wardrobes.

## BEDROOM TWO

Double glazed window to the front and radiator.

## BEDROOM THREE

Double glazed window to the rear and radiator.

## BATHROOM

Two double glazed obscure windows to the rear, ceiling down lighters, radiator, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with multi-jet function and electric shower above.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved and gravel seating area and lawn beyond. A side gate provides access to the front.

## TENURE Freehold

The property is freehold.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

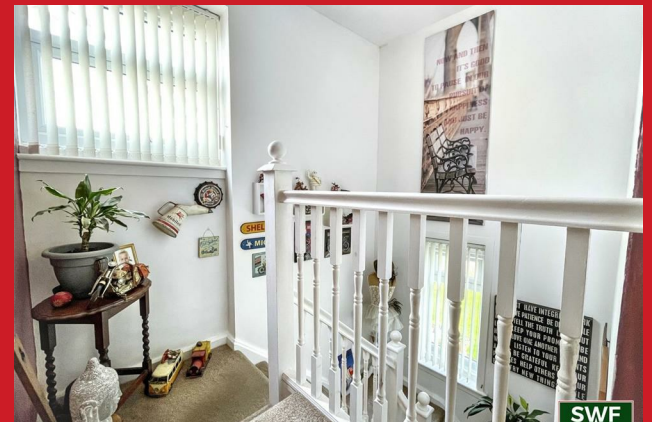
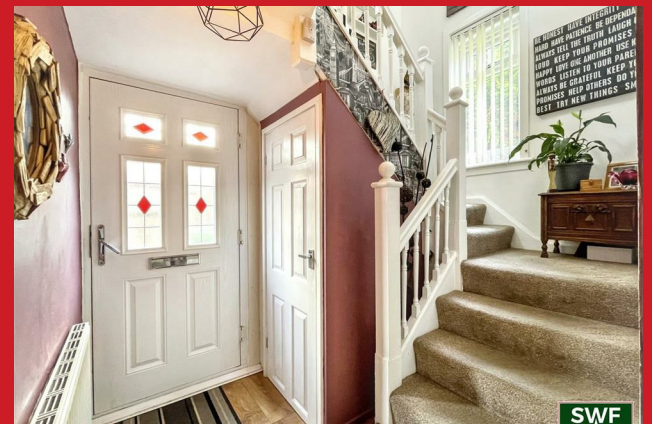
The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

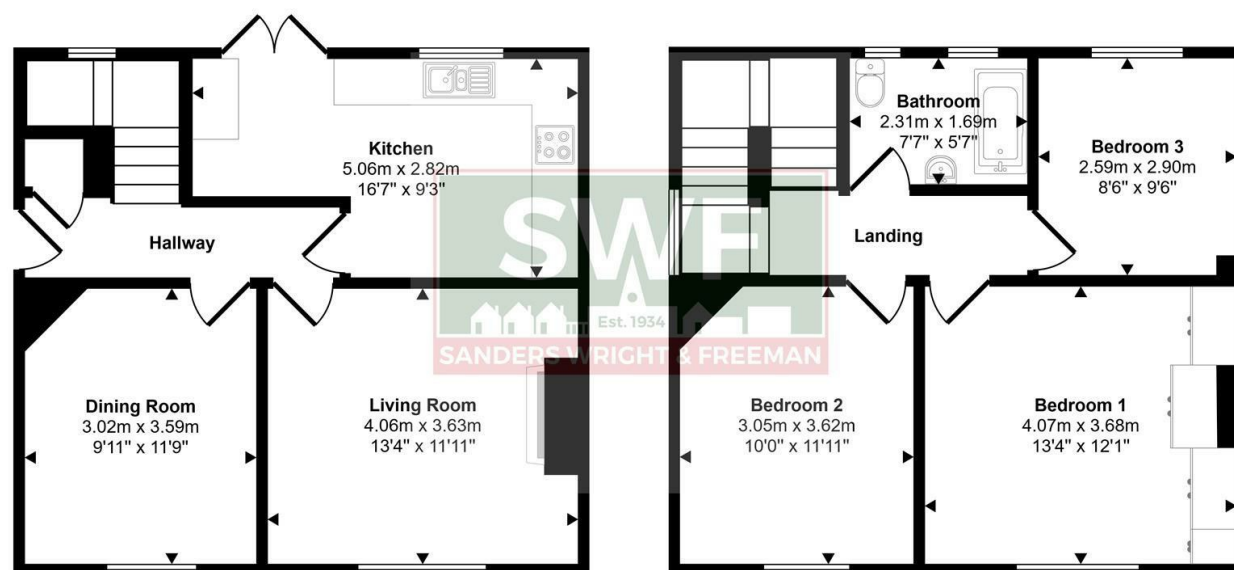
Ofcom checker shows Standard / Superfast / Ultrafast are available

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

## 43 SKIDMORE AVENUE



Approx Gross Internal Area  
96 sq m / 1036 sq ft



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		
(55-68) D	67	79
(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