



86 BLACKBURN AVENUE WOLVERHAMPTON, WV6 9LQ

OFFERS IN EXCESS OF £220,000
FREEHOLD

NO CHAIN - Well presented three bedroom semi-detached home situated in an extremely popular location in close proximity to a range of well regarded schools, shops and access to public transport. The property offers spacious accommodation throughout comprising entrance porch, hallway, living room, dining kitchen, three bedrooms, family bathroom and an enclosed garden to the rear. A driveway to the front provides off road parking.

86 BLACKBURN AVENUE

- Three Bedrooms • Impressive Dining Kitchen • Living Room • Family Bathroom • Rear Garden • Driveway • Extremely Popular Location • NO CHAIN



SWF



SWF

APPROACH

The property is approached via a gravel driveway providing off road parking.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

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

LIVING ROOM

Double glazed window to the front and radiator.

DINING KITCHEN

Double glazed sliding patio doors to the rear, radiator, part glazed door to the rear garden, ceiling down lighters 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 fridge freezer and plumbing for a washing machine and dishwasher.

FIRST FLOOR LANDING

Double glazed obscure 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.

FAMILY BATHROOM

Double glazed obscure window to the rear, towel rail, ceiling down lighters, part tiled walls and suite comprising pedestal wash hand basin, close coupled w.c and paneled bath.

REAR GARDEN

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

COUNCIL TAX

Wolverhampton City Council - Tax Band B

TENURE Freehold

The property is freehold.

PARKING

Driveway to front.

SERVICES

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

BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available.

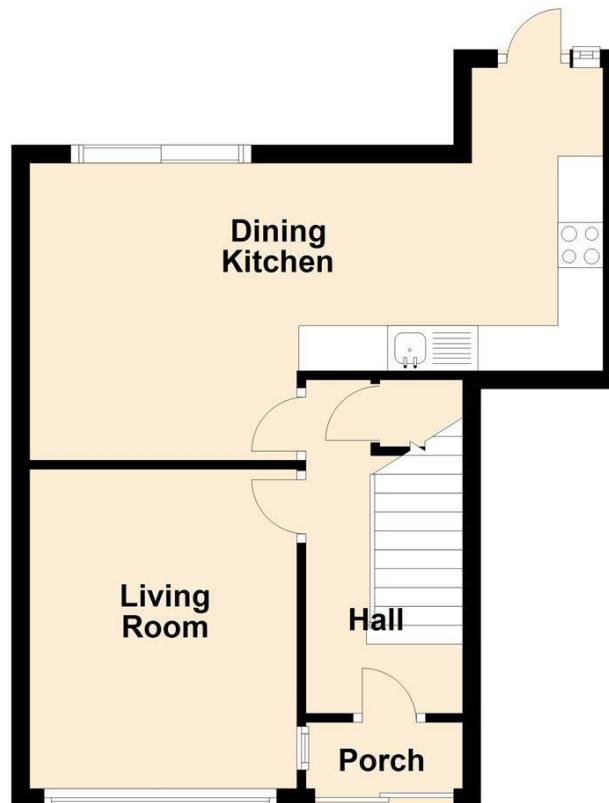
Ofcom provides an overview of what is available.

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

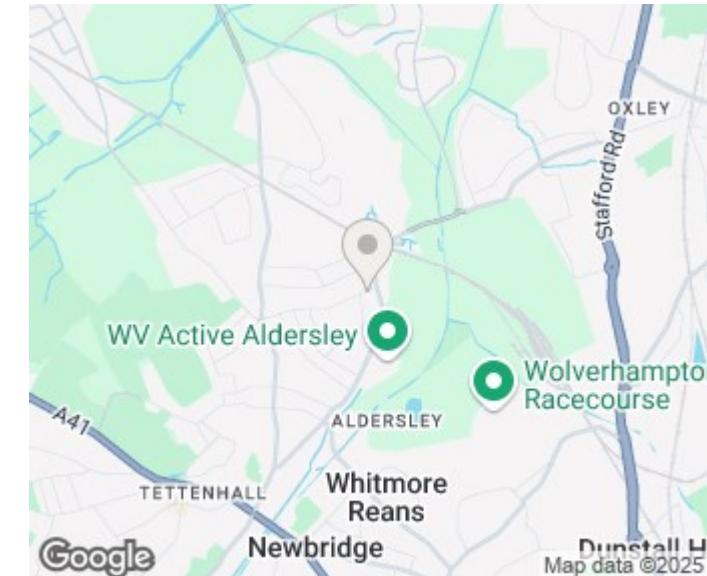
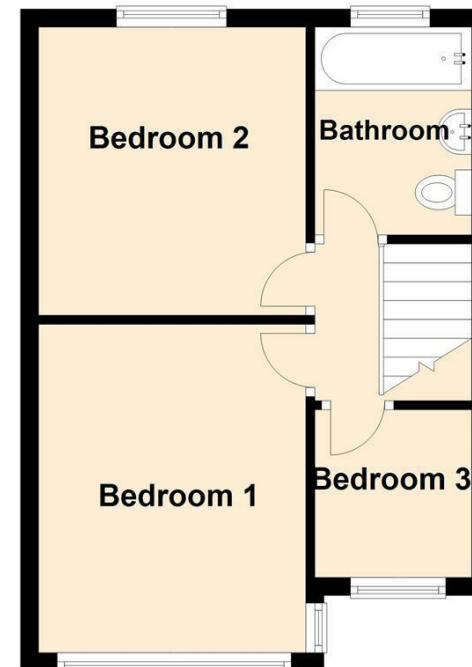
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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