



75 WILDTREE AVENUE
WOLVERHAMPTON, WV10 8NL

OFFERS IN THE REGION OF £199,950
FREEHOLD

NO CHAIN - Superb three bedroom semi-detached home situated in an extremely popular location close to a range of local amenities including schools, shops, access to public transport with excellent links to the M54 & M6 Motorway Network. The property is immaculately presented throughout and features spacious accommodation comprising entrance hall, through living/dining room, kitchen, three bedrooms, shower room, enclosed rear garden with 3 useful store rooms and a driveway to the front providing off road parking. Internal inspection is highly recommended.



75 WILDTREE AVENUE

- No Onward Chain • Extremely Popular Location

With Excellent Transport Links • Close To A Range Of

- Local Amenities • Well Appointed Accommodation

Throughout • Through Living/Dining Room • Three

- Bedrooms • Enclosed Garden To Rear • Driveway

Providing Off Road Parking



APPROACH

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

ENTRANCE HALL

Radiator, double glazed obscure window to the side, staircase to the first floor landing and doors to the living room and kitchen.

THROUGH LIVING/DINING ROOM

Double glazed bow window to the front, radiator and double glazed sliding patio doors to the rear.

KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls, radiator, two useful under stairs cupboards and a range of fitted drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is space for a cooker, fridge freezer and a part glazed door to the side.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

BEDROOM ONE

Two double glazed windows to the front, radiator and built in storage cupboard.

BEDROOM TWO

Double glazed window to the rear, radiator and two built in storage cupboards.

BEDROOM THREE

Double glazed window to the front and radiator.

SHOWER ROOM

Double glazed obscure window to the rear, ceiling down lighters, tiled floor, part tiled walls and contemporary suite comprising close coupled w.c, pedestal wash hand basin and corner shower enclosure.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden which has a paved patio area and a lawn beyond. There are 3 useful storage rooms to the side.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

SERVICES

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

TENURE Freehold

The property is freehold.

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

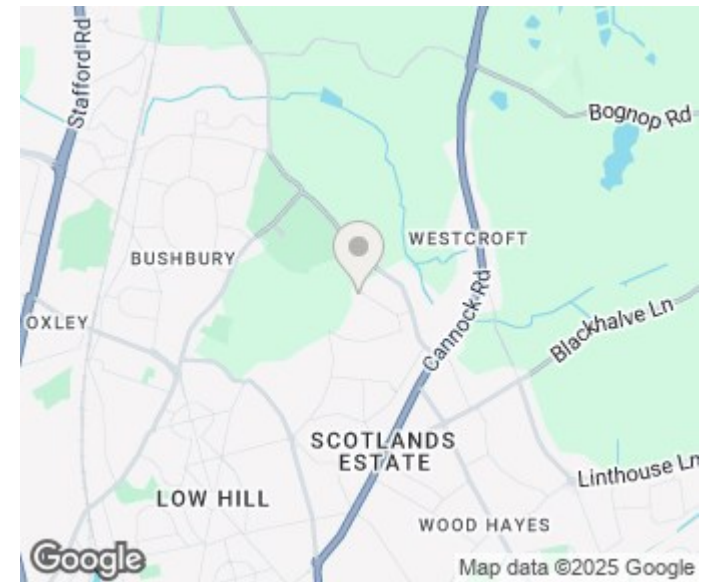
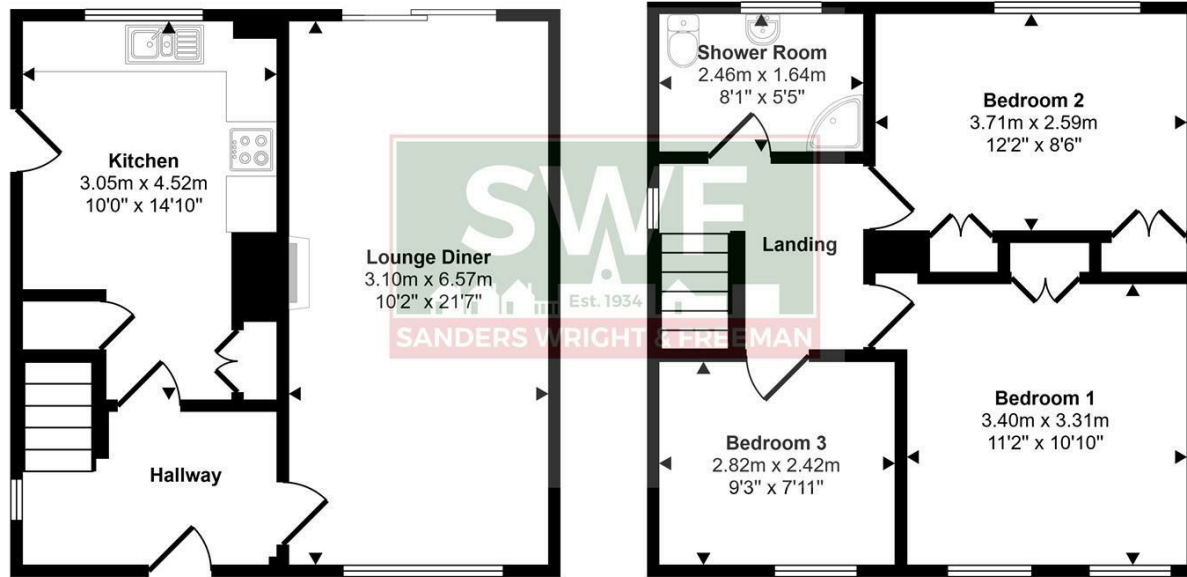
Ofcom provides an overview of what is available.

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

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Approx Gross Internal Area
83 sq m / 890 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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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