



**29 LIMEHURST AVENUE**  
**WOLVERHAMPTON, WV3 9BD**

**OFFERS IN THE REGION OF £230,000**  
**FREEHOLD**

Well-presented three-bedroom terraced home situated in a popular residential location, conveniently positioned for local schools, public transport links and access to the city centre.

The accommodation comprises a spacious through lounge, modern fitted kitchen, conservatory, utility room, contemporary bathroom and three generous bedrooms. Externally, the property benefits from a driveway providing off-road parking to the front and a pleasant lawned garden to the rear.



# 29 LIMEHURST AVENUE

- CONSERVATORY • RE-FITTED KITCHEN AND BATHROOM • UTILITY • THREE GENEROUS BEDROOMS • SPACIOUS LIVING ROOM • PLEASANT REAR GARDEN • DRIVEWAY



## APPROACH

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

## ENTRANCE HALL

Radiator, staircase to the first floor landing.

## LIVING ROOM

19'10" x 10'0"

Double-glazed window to the front, double-glazed double doors to the conservatory, radiator, feature fireplace, doorway to the kitchen.

## RE-FITTED KITCHEN

11'5" x 11'3"

Double-glazed window to the rear, radiator, tiled floor, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven, four ring gas hob, plumbing for a dishwasher, and doors to both the rear garden and utility.

## UTILITY

Double-glazed window, and door to the front, plumbing for a washing machine.

## CONSERVATORY

9'6" x 9'2"

Double-glazed to the side and rear, double opening doors to the garden.

## FIRST FLOOR LANDING

## BEDROOM ONE

13'11" x 9'11"

Double-glazed window to the front, radiator.

## BEDROOM TWO

12'0" x 8'3"

Double-glazed window to the front, radiator.

## BEDROOM THREE

13'0" x 5'8"

Double-glazed window to the rear, radiator.

## RE-FITTED BATHROOM

Double-glazed obscure window to the rear, radiator, part tiled walls, contemporary suite comprising close-coupled w.c, pedestal wash hand basin, and panelled bath with mixer shower attachment.

## REAR GARDEN

To the rear of the property is an attractive garden with patio and lawned areas.

## PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

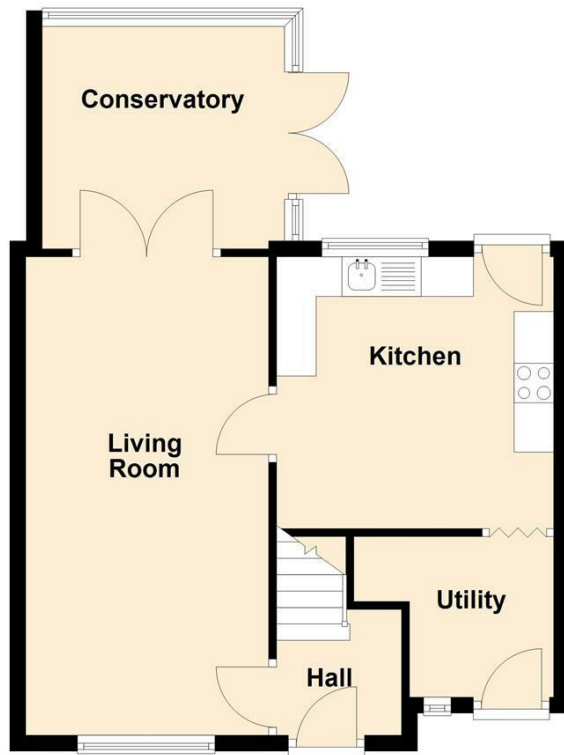
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

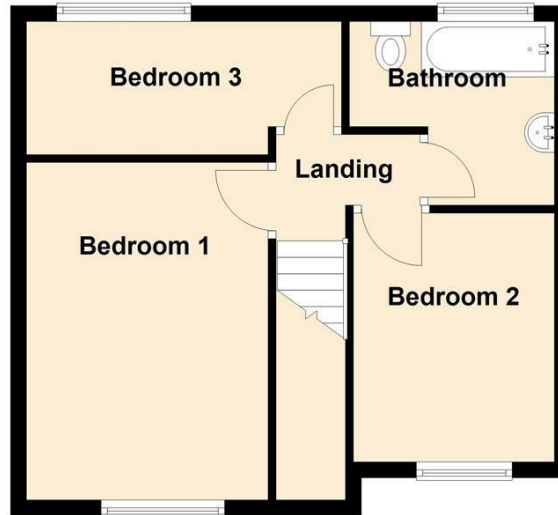
## 29 LIMEHURST AVENUE



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	79
	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