



**71 ST. PHILIPS AVENUE**  
**WOLVERHAMPTON, WV3 7ED**

**OFFERS IN THE REGION OF £369,950**  
**FREEHOLD**

Impressive extended semi-detached home offering superb family accommodation including five bedrooms, two bathrooms and additional ground floor w.c. Extremely well presented throughout, the property boasts a wealth of features including a spacious rear lounge, additional sitting room, dining kitchen, snug, double length garage and an attractive mature rear garden which offers a pleasant and private rear outlook.



## 71 ST. PHILIPS AVENUE

• EXTENDED FAMILY HOME • FIVE  
BEDROOMS • TWO BATHROOMS • GROUND  
FLOOR W.C • EXTENDED REAR LIVING  
ROOM • SEPARATE SITTING ROOM • DINING  
KITCHEN • DOUBLE LENGTH GARAGE



### APPROACH

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

### ENTRANCE PORCH

Tiled floor, doorway to reception hall.

### RECEPTION HALL

Radiator, staircase to the 1st floor landing.

### GUEST CLOAKROOM

Close-coupled w.c, wash hand basin, doorway to the cellar.

### SITTING ROOM

Double-glazed bay window to the front, radiator, attractive feature brick fireplace with 6kw multi fuel burner.

### LOUNGE

Extended rear lounge with double-glazed windows and sliding patio door overlooking the rear garden. Two radiators and attractive feature fireplace.

### DINING KITCHEN

Radiator, wall mounted gas fire, part tiled walls and a range of fitted wall, drawer and base units

with roll edge work surfaces above incorporating a sink and drainer unit. There is plumbing for a washing machine, space for a fridge and integral appliances including an electric oven with four ring hob above, dishwasher and wine cooler.

### SNUG

Double-glazed windows to the side and rear, roof light, tiled floor, ceiling down lights and doors to the rear garden and garage.

### CELLAR

### FIRST FLOOR LANDING

Two loft access hatches, one with a drop down ladder, and doors to:

### BEDROOM ONE

Double-glazed bay window to the rear, two radiators and a range fitted furniture including wardrobes, store cupboards and drawers.

### BEDROOM TWO

Double-glazed bay window to the front, radiator.

### BEDROOM THREE

Double-glazed window to the rear, radiator.

### BEDROOM FOUR

Double-glazed window to the rear, radiator.

## BEDROOM FIVE / STUDY

Double-glazed window to the front, radiator.

## BATHROOM

Double-glazed obscure window to the front, heated towel rail and suite comprising panelled bath and wash hand basin with vanity cupboard.

## SHOWER ROOM

Radiator, part tiled walls, shower enclosure, close-coupled w.c, and corner wash hand basin.

## TANDEM GARAGE

Double doors to the front, electric power points and lighting.

## REAR GARDEN

To the rear of the property is a well maintained mature garden which offers a most pleasant and private rear outlook. There is a paved patio area and lawned gardens beyond.

## TENURE Freehold

The property is freehold.

## SERVICES

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

## COUNCIL TAX

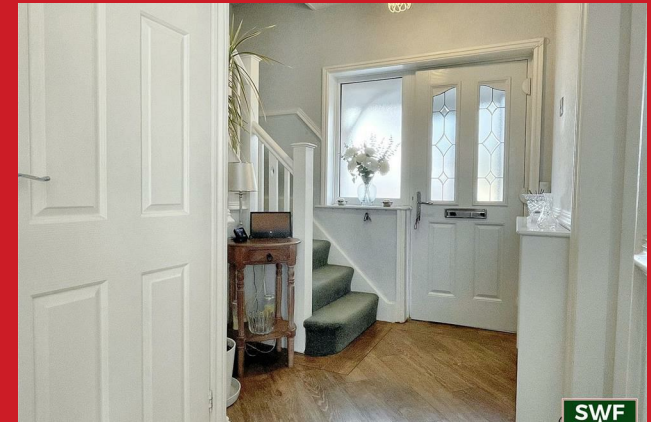
Wolverhampton City Council - Tax Band C

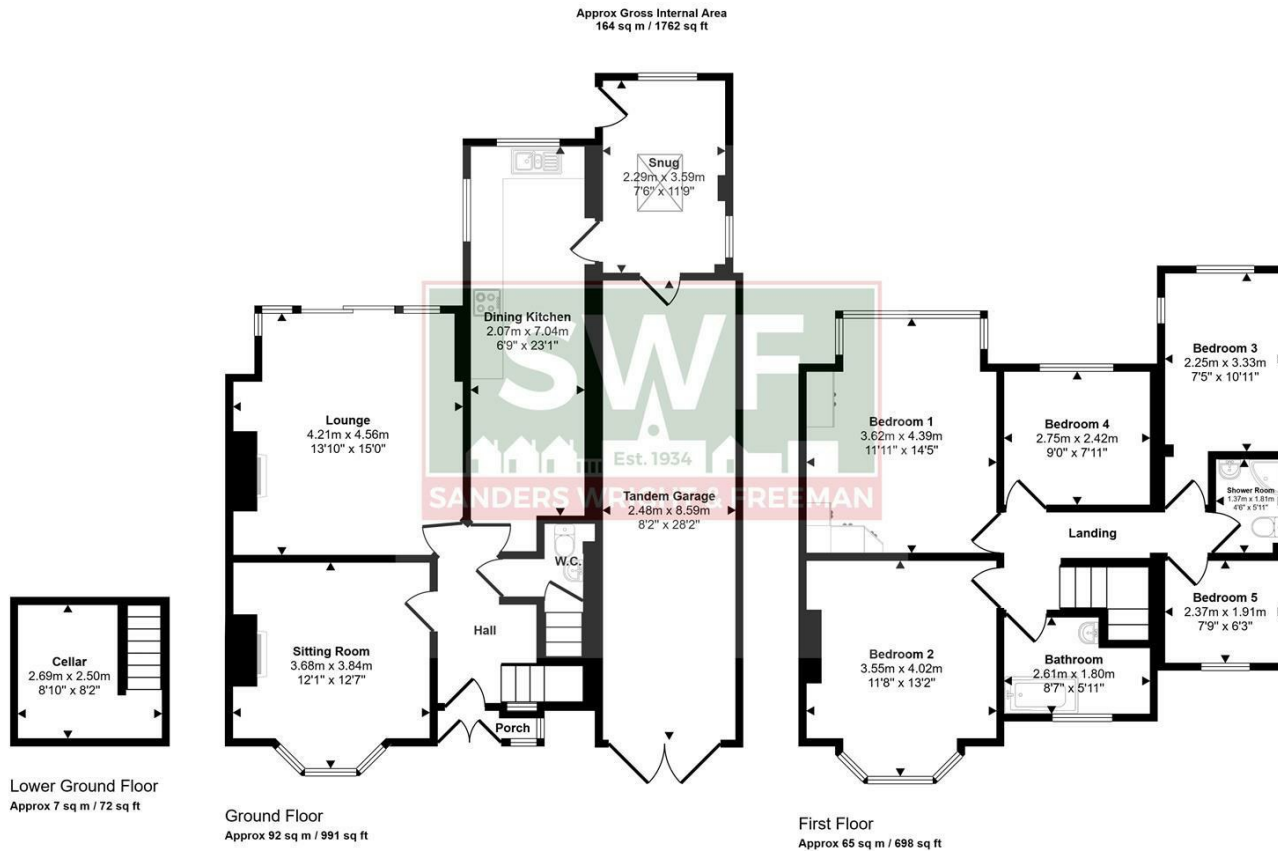
## BROADBAND

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

71 ST. PHILIPS AVENUE





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) <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>	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