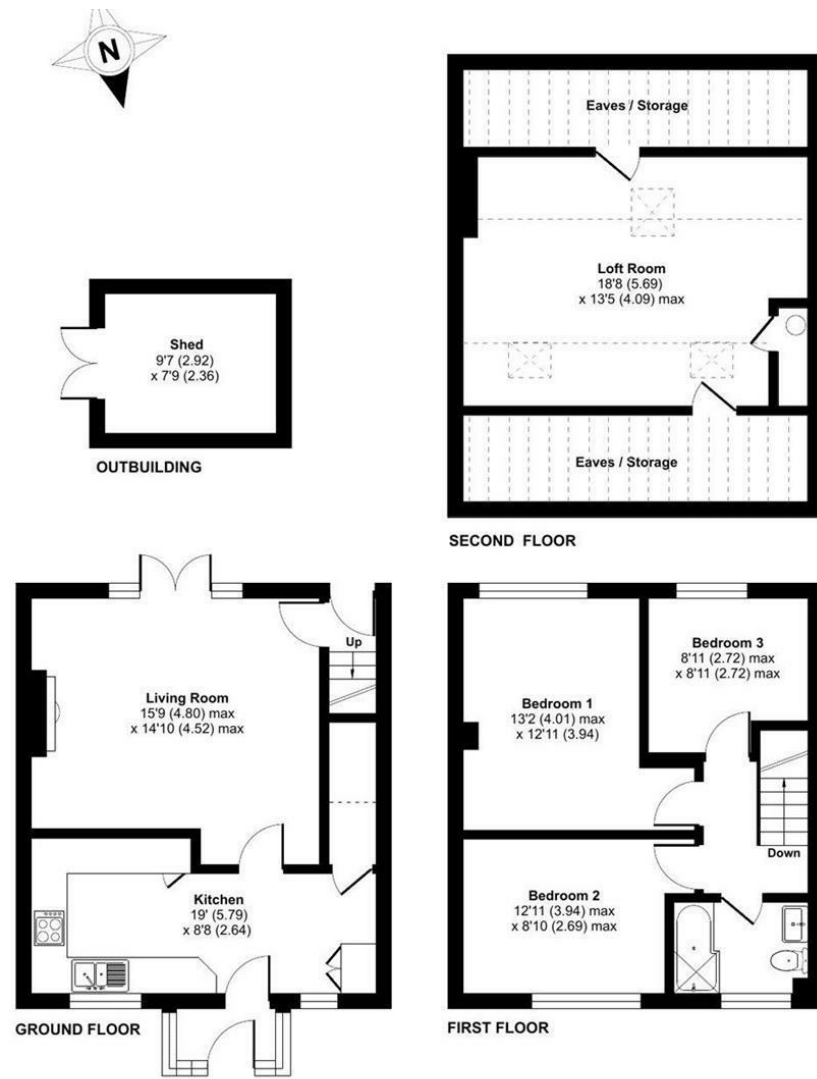


19 Bridgnorth Avenue, Wolverhampton, WV5 0AD



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*** THREE DOUBLE BEDROOMS with LOFT SPACE *** VIEWING HIGHLY RECOMMENDED *** CLOSE TO VILLAGE CENTRE AMENITIES *** SOUGHT AFTER LOCATION *** POPULAR SCHOOLS *** KITCHEN / DINER *** PRIVATE REAR GARDEN *** SUPERBLY PRESENTED – MOVE STRAIGHT IN *** CONVENIENT TRANSPORT LINKS *** POPULAR SCHOOLS ***

*** IMMACULATELY PRESENTED *** & Ideally Located, this Modern & Contemporary mid-terraced home has been Beautifully Refurbished throughout to a high standard. Accommodation to include Entrance Porch, Dining Kitchen with all fitted appliances, Living Room with French doors to the Garden, Three DOUBLE Bedrooms Bathroom, & Loft Room . Level & Enclosed Rear Garden, Double Glazed throughout & Gas Central Heating. Energy Rating C

Hicks Hadley

Offers In The Region Of £269,500 - Freehold



Entrance Porch

Alarmed residence with laminate flooring.

Kitchen/Diner 19'0" x 8'8" (5.79m x 2.64m)

Attractive & well-appointed - to include a matching range of wall and base units of cupboards and drawers. Ample work surfaces. Integrated appliances to include : fridge and freezer, BOSCH oven, 4 ring hob and microwave, dishwasher and washing machine. Extractor hood. One and a half bowl sink and drainer. Laminate flooring. Radiator. Under Stairs Cupboard for additional storage . Recessed spotlights. Windows to front elevation.

Lounge 15'9"max x 14'10"max (4.80mmax x 4.52mmax)

With feature decorative fireplace. French doors out to the garden. Laminate flooring & Radiator

Rear Hall

Door to garden. Laminate flooring. Radiator. A staircase up to the :

First Floor Landing

Access to Loft

Bedroom One 13'2"max x 12'11"max (4.01mmax x 3.94mmax)

Double glazed window . Radiator

Bedroom Two 12'11"max x 8'10"max (3.94mmax x 2.69mmax)

Double glazed window . Radiator.

Bedroom Three 8'11"max x 8'11"max (2.72mmax x 2.72mmax)

Double glazed window. Radiator

Bathroom 8'11"max x 8'11"max (2.72mmax x 2.72mmax)

Beautifully fitted to include a matching white suite of bath with shower over. Vanity unit with inset wash hand basin. Low flush WC. Heated towel rail. Fully wall tiled. Porcelain tiled floor. Recessed spotlights. Double glazed window.

Loft Room 8'11"max x 13'5" rhh (2.72mmax x 4.09m rhh)

The Loft has been fully boarded and includes laminate flooring, with plentiful eaves storage , gas central heating Boiler and Three Sky Lights.

Outside

To the front of the property a gravelled area offers potential for off-street parking (subject to the required consents) - please note, the curb has not been dropped . The enclosed gardens to the rear have been tastefully designed, to include a lawn, a paved patio and a gravelled border.



Agent Notes

PUT IN ADDITIONAL NOTES SECTION UNDER ROOMS

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :B

EPC :C

Tenure Information :FREEHOLD

Any other Material Facts :Traditional Brick and block build with tiled roof. All information provided by the vendor, please confirm details with a solicitor.

Vendors Notes

Full rewire electrics 2021

New boiler Fitted 2021 (guarantee 2027)

Full electric points at the rear of garden, back doors and front garden.

Loft Room has had flooring strengthened.

Rear Garden Shed had electric source.

Heaters in the loft.

