

Forrest Avenue | Essington, Wolverhampton | WV11 2AJ
Offers In The Region Of £260,000



## **Summary**

\*\* NO CHAIN \*\* SOUGHT AFTER VILLAGE LOCATION \*\* INTERNAL VIEWING IS ESSENTIAL \*\* IN NEED OF SLIGHT UPGRADING \*\* THREE BEDROOMS \*\* BATHROOM \*\* SHOWER ROOM \*\* GENEROUS LOUNGE DINER \*\* KITCHEN \*\* UTILITY ROOM \*\* GARAGE AMPLE DRIVEWAY \*\* FRONT & REAR GARDENS \*\* DOUBLE GLAZED & GAS CENTRAL HEATING THROUGHOUT \*\*

Webbs Estate Agents have the pleasure of offering this lovely semi-detached family home, situated in the sought-after village location of Essington, having excellent transport links, close to local amenities and schools. Briefly comprising: entrance hallway, lounge diner, kitchen, utility room, and shower room. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is an ample private Driveway, garage, and generous front and rear gardens.

## **Key Features**

- NO CHAIN
- INTERNAL VIEIWNG IS ESSENTIAL
- BATHROOM & SHOWER ROOM
- KITCHEN & UTILITY ROOM
- DRIVEWAY & GARAGE

- OUTSTANDING POTENTIAL
- THREE BEDROOMS
- LOUNGE DINER
- FRONT & REAR GARDENS

## **Rooms and Dimensions**

AWAITING VENDOR APPROVAL

**ENTRANCE HALLWAY** 

**LOUNGE DINER** 

23'5" x 11'1" (7.15m x 3.38m)

**KITCHEN** 

10'1" x 8'9" (3.09m x 2.68m)

**UTILITY ROOM** 

17'4" x 7'0" (5.30m x 2.14m)

SHOWER ROOM

**LANDING** 

**BEDROOM ONE** 

10'8" x 10'2" (3.27m x 3.10m)

**BEDROOM TWO** 

10'8" x 10'8" (3.26m x 3.26m)

BEDROOM THREE

7'10" x 7'8" (2.39m x 2.34m)

**FAMILY BATHROOM** 

6'2" x 5'6" (1.88m x 1.69m)

**GARAGE** 

16'11" x 7'5" (5.16m x 2.28m)

**DRIVEWAY** 

**FRONT & REAR GARDENS** 









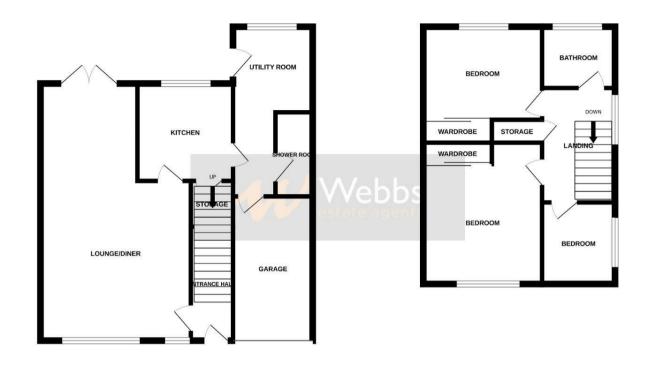












## TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

