



Keable Homes Ltd
Sales & Lettings

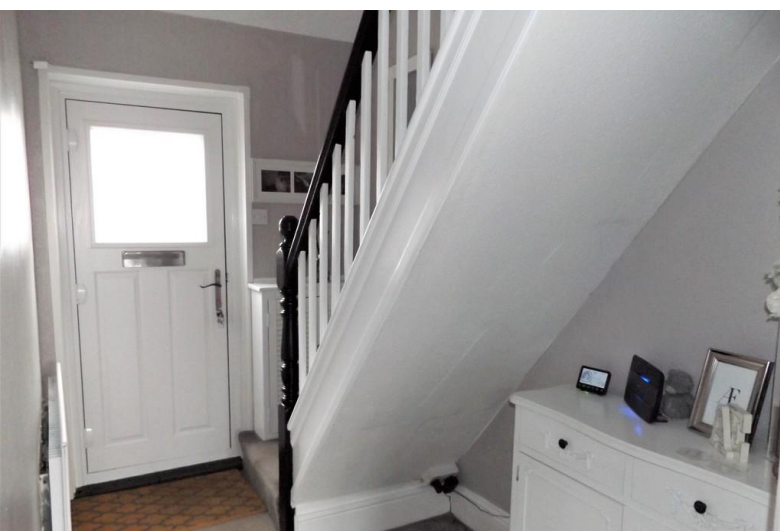
Wellington Avenue

Wolverhampton, West Midlands, WV3 7EP

- MANY ORIGINAL FEATURES
- MODERN DECOR THROUGHOUT
- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM

Asking Price Of £180,000

EPC Rating '60'





Property Description

Keable Homes are delighted to bring to the market this beautifully presented period home. This property is well presented throughout, with a fantastic mix of modern fixtures, fittings and décor along with period features and fireplaces. It must be viewed to appreciate the high standard of presentation.

The house briefly comprises of a through hallway, spacious living room, kitchen diner as well as outbuildings housing the plumbing for the washing machine as well as a guest WC. To the first floor are two large bedrooms and an outstanding refitted bathroom with freestanding bath. The parking is on-street parking with plenty of space on this quiet cul-de-sac.

The property also benefits from having had new doors and windows, most replaced in the last 18 months. The central heating system has recently been serviced, and the log burner in the kitchen is a fantastic additional feature. All local shops, schools



and amenities are within a short walk, as well as public transport and road links.

APPROACHED VIA -

a small courtyard with a low brick wall is gravelled with a paved walkway leading to the composite double glazed front door. This opens out into:

HALLWAY -

with carpeted flooring, central heating radiator, ceiling light point and stairs leading to the first floor. There is a useful under stair storage cupboard and doors leading into the kitchen diner and into:

LIVING ROOM

(4.22m x 3.10m) - a spacious room with a large UPVC double glazed bow window to the front, ceiling and wall light points, central heating radiator and feature chimney breast with space for an electric fire. There is carpeting to the floor and a central heating radiator.

KITCHEN DINER

(4.99m x 2.65m) - with a range of wall and base units with laminated work surface over. There is a stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven. There is space for a slim line dishwasher and freestanding fridge freezer. The flooring is linoleum, there is a tiled splashback, a feature central heating radiator, two ceiling light points and a brick chimney breast housing a log burning stove.

UTILITY SPACE -

the first outbuilding has plumbing for the washing machine with space for the tumble dryer above. There is power and lighting.

OUTSIDE WC -

this second outbuilding has a ceiling light point and a low level WC.

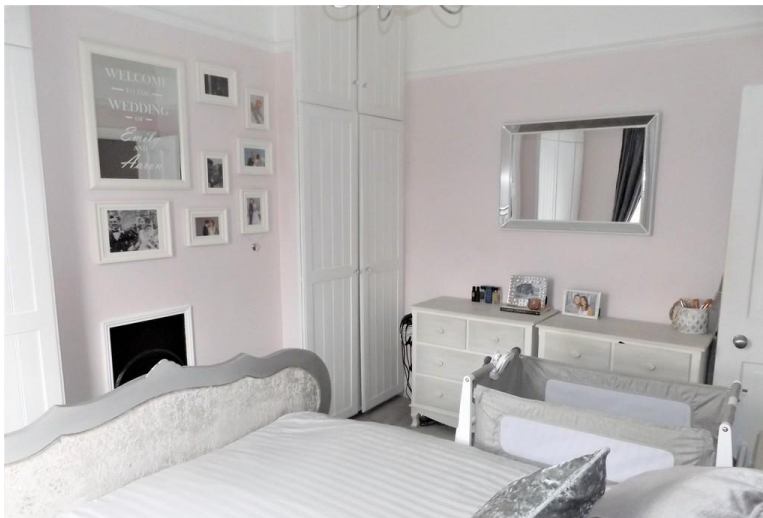
TO THE FIRST FLOOR -

LANDING -

an attractive galleried landing with a UPVC double glazed window overlooking the front, carpeted flooring and a loft access hatch. There are doors to both bedrooms and the family bathroom.

BEDROOM ONE

(3.67m x 3.17m) - a double room with an original feature fireplace and built in wardrobes and cupboards. The UPVC double glazed window overlooks the rear garden, there is a carpeted





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flooring, a ceiling light point and a central heating radiator.

BEDROOM TWO

(3.13m x 3.17m) - a further double room with carpeted flooring, wardrobes built in either side of the chimney breast that houses a further cast iron fireplace. There is a UPVC double glazed window overlooking the front, central heating radiator and ceiling light point.

FAMILY BATHROOM -

a stunning refitted room with a freestanding bath with shower over, pedestal hand wash basin and low level WC. The flooring is tiled and there is part tiling to the walls. There is an attractive Victorian style central heating radiator with towel rail, ceiling light point and a useful storage cupboard housing the central heating boiler. The frosted UPVC double glazed window overlooks the rear garden.

TO THE REAR-

at the bottom of the garden is a large, useful summerhouse with full electrics and lighting, ideal for someone looking to work from home. There is a small patio area with most of the garden laid to lawn. The garden is enclosed by fencing and a side gate provides access through to the front of the property.

PLEASE NOTE:

all measurements are approximate and intended as a guide only. Any prospective purchaser should clarify these measurements for themselves.

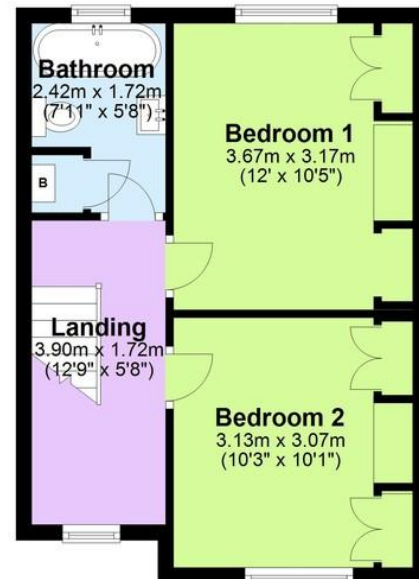
We have been informed that the property is Freehold, and is connected to all mains services. We have not seen proof of this, and your legal representative will confirm this for you.

All viewings are strictly by appointment only via the agents, Keable Homes Ltd.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.