



Ryan Avenue, Ashmore Park
Wolverhampton, WV11 2QQ

SKITTS
ESTATE AGENTS

Accommodation description

Property Overview: Set in a sought-after position on the ever-popular Ashmore Park Estate, this beautifully presented three-bedroom family home offers spacious living accommodation, a modern interior, and a landscaped rear garden, making it an ideal choice for growing families and first-time buyers alike. With driveway parking to the front and excellent local amenities nearby, this property combines style, comfort, and convenience. **Living Accommodation:** The home opens with an entrance porch leading into a bright and welcoming living room. Flooded with natural light from both a large front-facing window and sliding patio doors to the rear, this space is perfect for family relaxation and entertaining. A feature fireplace and tasteful décor create a warm and inviting atmosphere. A stylish kitchen/dining room, fitted with a range of modern wall and base units, complemented by wood-effect worktops and tiled splashbacks. With space for appliances, a dining area, and patio doors leading directly into the garden, it is a fantastic hub of the home for both everyday living and social occasions. **Bedrooms & Bathroom:** Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom is a generous double, whilst the second bedroom, also a spacious double, is positioned at the front, while the third bedroom offers a versatile single, ideal as a child's bedroom, nursery, or home office. The accommodation is completed by a modern shower room, finished to a high standard with contemporary tiling, a corner shower enclosure, rainfall showerhead, and vanity wash basin. A separate WC adds further practicality for family life. **Outside:** To the front, the property enjoys a lawned garden with a driveway providing off-road parking for multiple vehicles. The rear garden is a true highlight, thoughtfully landscaped with a mix of lawn, patio, and raised borders, offering a perfect balance of space and privacy. A covered seating area makes it ideal for year-round enjoyment, while a useful outbuilding to the rear provides additional storage or workshop potential. **Location & Area:** The property is ideally situated on the popular Ashmore Park Estate, within the district of

Wednesfield, a location well-regarded for its excellent amenities. Nearby, you will find a range of local shops, public houses, doctors, dentists, and highly sought-after schools all within easy reach of this family home. For further shopping and leisure, Wednesfield High Street and the ever-popular Bentley Bridge Retail Park are just a short distance away. Commuters will also benefit from excellent transport links, with New Cross Hospital, the M6, and the M54 motorway all conveniently located close by. **Why We Love It:** This home strikes the perfect balance between style, space, and practicality. From the welcoming living room and modern kitchen/diner to the landscaped garden with its year-round entertaining space, it's a property that has clearly been cared for and thoughtfully improved. Its location on Ashmore Park adds even more appeal, with everything a family could need right on the doorstep — excellent schools, shops, and leisure facilities — while still offering easy access to major commuter routes. It's the kind of home you can move straight into and start enjoying from day one.

Lounge 17' 11" x 10' 9" (5.47m x 3.28m) Accessed via the porch, this bright and welcoming living space features a large double-glazed window to the front and UPVC sliding patio doors opening onto the rear garden, allowing plenty of natural light to flow through. Two ceiling light points, while the room is finished with neutral décor, wood-effect flooring, and a feature fireplace.

Kitchen Breakfast 17' 11" x 7' 10" (5.47m x 2.40m) A spacious and well-presented kitchen/diner enjoying plenty of natural light with a double-glazed window to the front and sliding patio doors to the rear garden. The kitchen is fitted with a range of modern wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include an oven with gas hob and extractor, while there is space for further

freestanding appliances. A dining area provides the perfect space for family meals or entertaining. A door leads through to the rear porch, which gives access to the garden and stairs rising to the first floor.

Bedroom One *10' 1" x 12' 7" (3.07m x 3.83m)* A bright and generously sized double bedroom, with a double-glazed window overlooking the rear garden. Offering ample space for freestanding furniture as well as a fitted cupboard.

Bedroom Two A well-proportioned double bedroom positioned to the rear of the property, featuring a double-glazed window allowing in plenty of natural light. Having built in cupboard and offering ample space for bedroom furnishings, this room is ideal as a second double, guest room, or home office.

Bedroom Three A front-facing single bedroom with a double-glazed window overlooking the street. Neutrally decorated and versatile in use, this room is well-suited as a child's bedroom, nursery, study, or home office.

Shower Room *4' 11" x 5' 11" (1.49m x 1.81m)* A stylish and modern shower room, fitted with a corner shower enclosure and rainfall showerhead, complemented by a contemporary vanity unit with wash hand basin. Finished with striking tiled flooring and white metro-style wall tiling with contrasting borders, the room also benefits from a chrome heated towel rail and obscured double-glazed window to the rear.

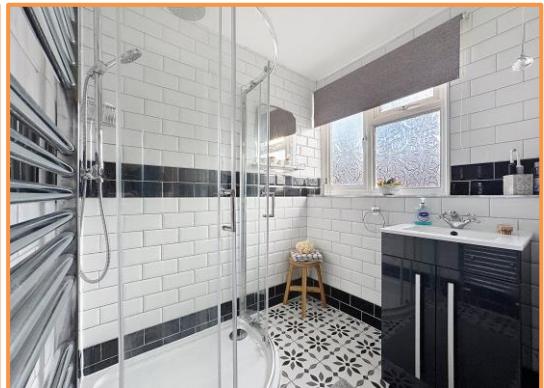
WC Conveniently positioned alongside the bathroom, the WC is fitted with a low-level toilet and benefits from a frosted double-glazed window to the

side, allowing for natural light and privacy. Finished with neutral tiling and patterned flooring.

Rear Garden A beautifully maintained rear garden offering both lawn and patio areas, perfect for outdoor dining and entertaining. A covered seating area provides a sheltered spot to enjoy the space year-round, while raised flowerbeds and established shrubs add colour and interest. The garden is enclosed by fencing for privacy and extends to a useful outbuilding at the rear, ideal for storage or workshop use.

Front The property is set back from the road with a low-maintenance front garden laid to lawn and a pathway leading to the entrance porch. A driveway provides off-road parking, with side access leading through to the rear garden.

Disclaimer: Please be advised that this property is constructed using Timber-framed crosswall. Potential buyers should be aware that mortgage lending for timber-framed properties can be limited and may be subject to specific conditions set by individual lenders. It is strongly recommended that interested parties consult with their mortgage provider or financial advisor to confirm eligibility and understand any implications before proceeding with a purchase. The information provided is intended to ensure transparency and assist potential buyers in making informed decisions. Should you have any further questions or require additional details, please do not hesitate to contact us.





General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: A

EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

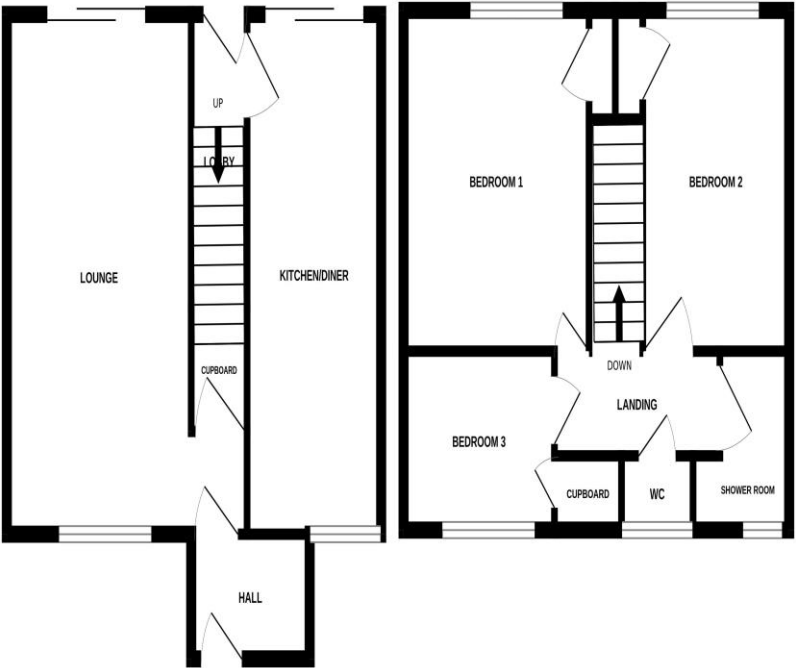


Offers Over £230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net