



£140,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💰 COUNCIL TAX BAND: A

Wolverhampton

Welbeck Avenue
Wolverhampton West Midlands

🛏️ 3 🛁 1 🛋️ 2

An extremely rare opportunity that is sure to be popular! A vacant possession in need of modernisation and offered with no upward chain.

This end terraced house has an entrance hall, living room and separate dining room, kitchen, utility and ground floor shower room. The first floor has a landing, three bedrooms and a family bathroom, in addition there is access to the loft space. Externally there is a low maintenance rear garden and frontage. Located a short distance from Wolverhampton city centre providing an array of amenities including a bus station, train station and tramline as well as popular schooling and university close to hand.

- In Need of Modernisation
- Great First Time Buyer Opportunity
- Ideal Investment Purchase
- Three Bedrooms & A Loft Room
- Two Receptions, Kitchen & Utility
- First Floor Bathroom & Ground Floor Shower

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Introduction

This end terraced house has an entrance hall, living room, dining room, kitchen, utility and ground floor shower room. The first floor consists of a landing, three bedrooms and a family bathroom, along with access to the loft space. Outside is a low maintenance rear garden and frontage with space for parking. In a great location being only a short distance to Wolverhampton city centre with shops, restaurants and transport links and the need for modernisation meaning a perfect opportunity for someone to put their own stamp on it.

Entrance Hall

Living Room



You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Dining Room

Kitchen

Utility

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

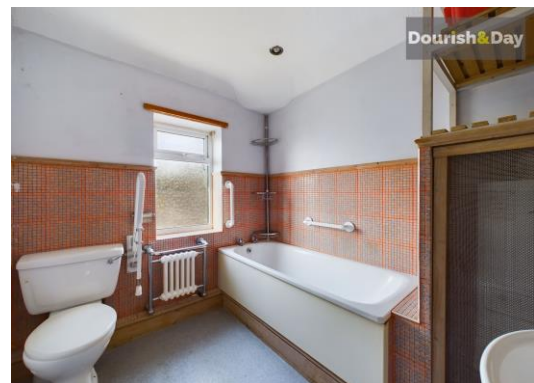
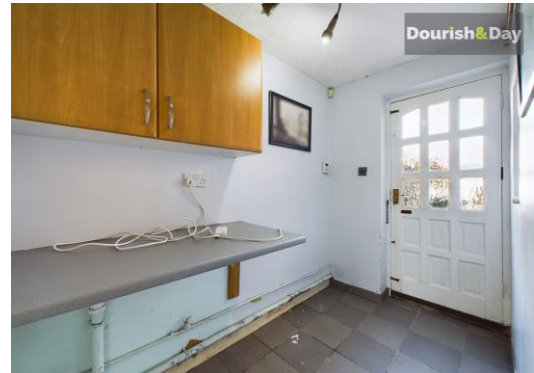
Loft Room

Outside Front

Outside Rear

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

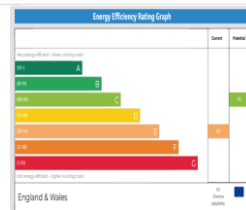


You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Approximate total area⁽¹⁾

1077.69 ft²
100.12 m²

Reduced headroom

31.63 ft²
2.94 m²

(1) Excluding balconies and terraces

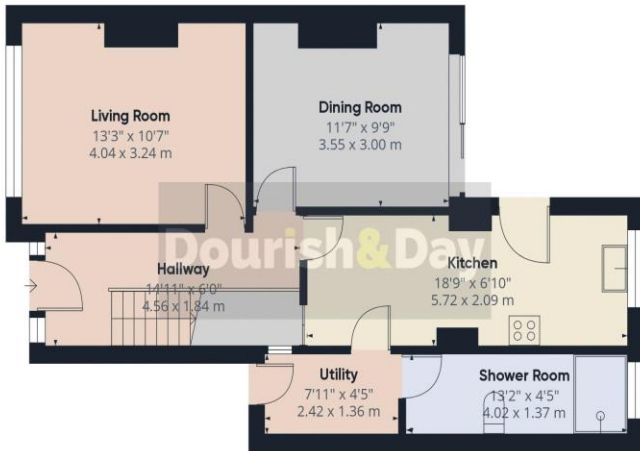
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



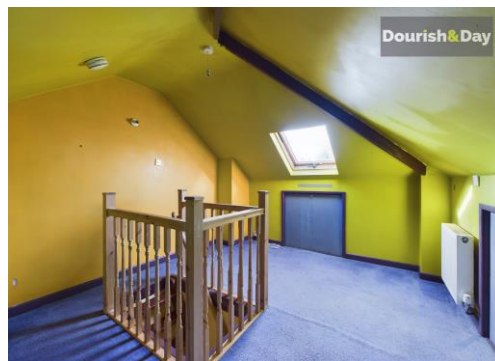
Floor 0



Floor 1



Floor 2



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk