



Wombourne

5 Hawkswell Avenue,
Wolverhampton, WV5 0HL

ANDREW COLE
ESTATES

Wombourne,

£338,000

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Wolverhampton, WV5 0HL

A rare opportunity to purchase a fully modernised detached bungalow within this much favoured part of Wombourne. Enjoying a level approach with full width driveway and garage/storage or home-working space at the side.

The paved patio leads to fully landscaped rear gardens which have a sunny aspect and are not directly overlooked.

The accommodation, arranged on one floor, benefits from gas central heating, double glazing, a re-fitted bathroom and kitchen incorporating integrated appliances, together with many other features associated with a property of this standard.

Having entrance hall, lounge to rear, conservatory, re-fitted kitchen, separate large utility room, two good sized bedrooms, re-fitted bathroom, garage/store room or gym. Must be viewed to be appreciated.

EPC: D63

Council Tax is band D with Dudley MBC





GROUND FLOOR

ENTRANCE HALL

LOUNGE (REAR)

18' 3" x 12' 8" (5.56m x 3.86m)

With log burner and lovely CONSERVATORY off

CONSERVATORY

12' 1" x 8' 5" (3.68m x 2.56m)

FITTED KITCHEN (REAR)

7' 9" x 7' 6" (2.36m x 2.28m)

With SEPARATE UTILITY ROOM off

UTILITY ROOM (REAR)

11' 2" x 8' 9" (3.40m x 2.66m)

Off KITCHEN

BEDROOM NO. 1 (FRONT)

13' 8" x 9' 8" (4.16m x 2.94m)

Having fitted wardrobes with mirror doors

BEDROOM NO. 2 (FRONT)

10' 2" x 8' 2" (3.10m x 2.49m)

BATHROOM (SIDE)

7' 5" x 5' 4" (2.26m x 1.62m)

OUTSIDE

GARAGE

15' 5" x 8' 9" (4.70m x 2.66m)

FULL WIDTH DRIVEWAY to front elevation

REAR GARDEN

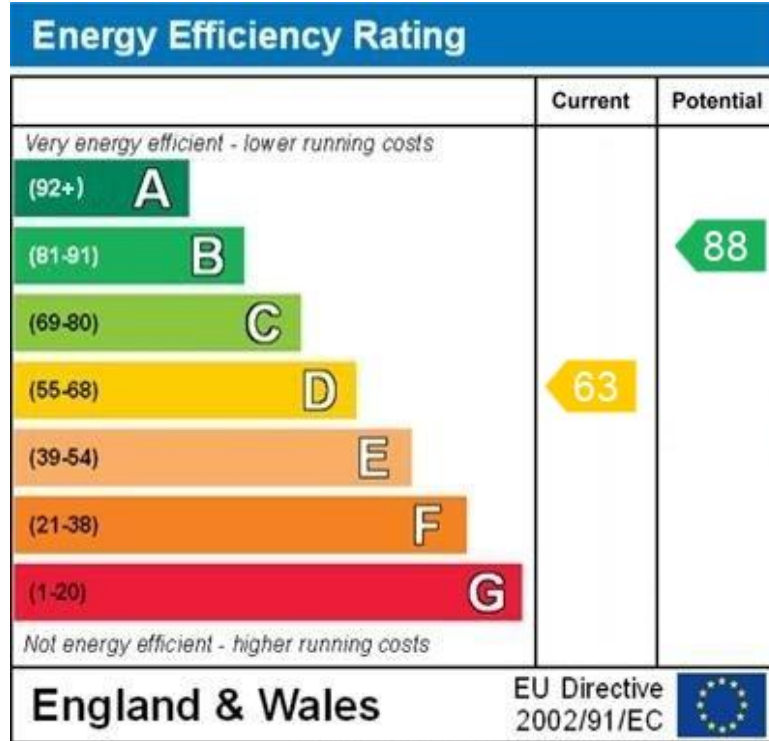
Fully landscaped rear garden OFF a paved patio





OPENING HOURS

Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00



WWW.EPC4U.COM

SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY

MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING

REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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