



**Connells**

Moat Green Avenue  
Wednesfield Wolverhampton



# Moat Green Avenue Wednesfield Wolverhampton WV11 3DF

for sale offers in excess of  
**£180,000**



## Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this CHAIN FREE semi-detached home situated in a cul-de-sac location.

Externally the property has off road parking with a semi-detached garage to rear and a pleasant and spacious rear garden.

Internally there is an entrance porch, entrance hall, lounge diner, kitchen, two bedrooms and a bathroom.

For further details contact Connells.

## Location And Area

Situated in the popular Moat Green Avenue which is close to Olinthus Avenue with further links to the main Linthouse Lane where there is an abundance of local shopping, doctors, dentists, eateries, public houses and sought after schooling nearby.

## Entrance Porch

Door to front access, door to hall.

## Entrance Hall

Stairs to landing, doors to various rooms.

## Lounge Diner

20' 2" x 11' 4" ( 6.15m x 3.45m )

Double glazed window to front, double glazed patio doors to rear, door to hall, gas fire with surround, central heated radiator.

## Kitchen

7' 7" x 9' 9" ( 2.31m x 2.97m )

Double glazed window to side, door to rear access, pantry storage cupboard, door to hall, wall and base units, roll top work surfaces, single drainer sink unit.

## Rear Porch

Door and window to rear access, door to kitchen.



## First Floor Landing

Stairs to ground floor, doors to various rooms, loft access.

## Bedroom One

11' x 10' 4" ( 3.35m x 3.15m )

Double glazed window to front, door to landing, central heated radiator, built in wardrobe.

## Bedroom Two

11' 2" x 9' 7" ( 3.40m x 2.92m )

Double glazed window to rear, storage cupboard door to landing, central heated radiator.

## Wet Room

Double glazed window to rear, shower area, pedestal wash basin, low flush toilet, door to landing, central heated radiator, part tiled walls.

## Outside Front

Block paved off road parking to front, shared right of way to rear access.

## Outside Rear

Large lawned area with a wooden built shed, paved patio area, gate to side access, brick built wall with gate.

## Semi-Detached Garage

Situated to the rear of the property, up and over door to rear, internal lighting, power points, door to main garden area.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH327801](http://connells.co.uk/Property/WVH327801)**

Tenure: Freehold



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