



**Connells**

Phillips Avenue  
Wolverhampton



### Property Description

The award winning Connells Wolverhampton branch welcome to the market Phillips Avenue, a charming two-bedroom semi-detached home nestled in the sought-after location of Ashmore Park, Wednesfield. Step inside to discover an inviting entrance hallway leading to a cosy lounge/dining room and a well-appointed kitchen on the ground floor. Ascend the stairs to find two generously sized double bedrooms and a bathroom. Outside, the property boasts ample off-road parking for multiple vehicles at the front, while the rear garden offers a lovely retreat. Additionally, the property features the exciting potential for an extension on the side, subject to obtaining the required planning permissions.

Don't miss your chance to view this fantastic property. Perfect for first time buyers, small families and investors. Call our Connells Wolverhampton office today to book your viewing.

### Location And Area

Situated on the popular Ashmore Park estate located between Griffiths Drive and the popular Kitchen Lane. Ashmore Park has many popular schools and local shopping.

### Approach

Set back from the roadside behind a large driveway for several cars.

### Entrance Hallway

Ceiling light point, radiator, storage cupboard beneath the stairs, double glazed window to the side, stairs rising to the first floor and doors leading to the lounge and kitchen.

### Lounge

20' max x 11' max ( 6.10m max x 3.35m max )

Double glazed window to the front, radiator, two ceiling light points, electric wall mounted fireplace and French doors to the rear garden.

### Kitchen

10' x 7' 1" ( 3.05m x 2.16m )

Matching wall and base units with inset stainless steel sink and drainer, gas and electric cooker points, plumbing point for washing machine, space for dryer, partly tiled walls, wall mounted heater and extractor fan, double glazed windows to the rear and side, ceiling light point and doors to the entrance hallway and rear garden.

## First Floor Landing

Double glazed window to the side, ceiling light point, loft access and doors leading to both bedrooms and bathroom.

## Bedroom One

14' max x 10' max ( 4.27m max x 3.05m max )

Double glazed window to the front, radiator, ceiling light point with fan and cupboard housing the wall mounted boiler.

## Bedroom Two

10' 1" x 9' max ( 3.07m x 2.74m max )

Double glazed window to rear, ceiling light point and radiator.

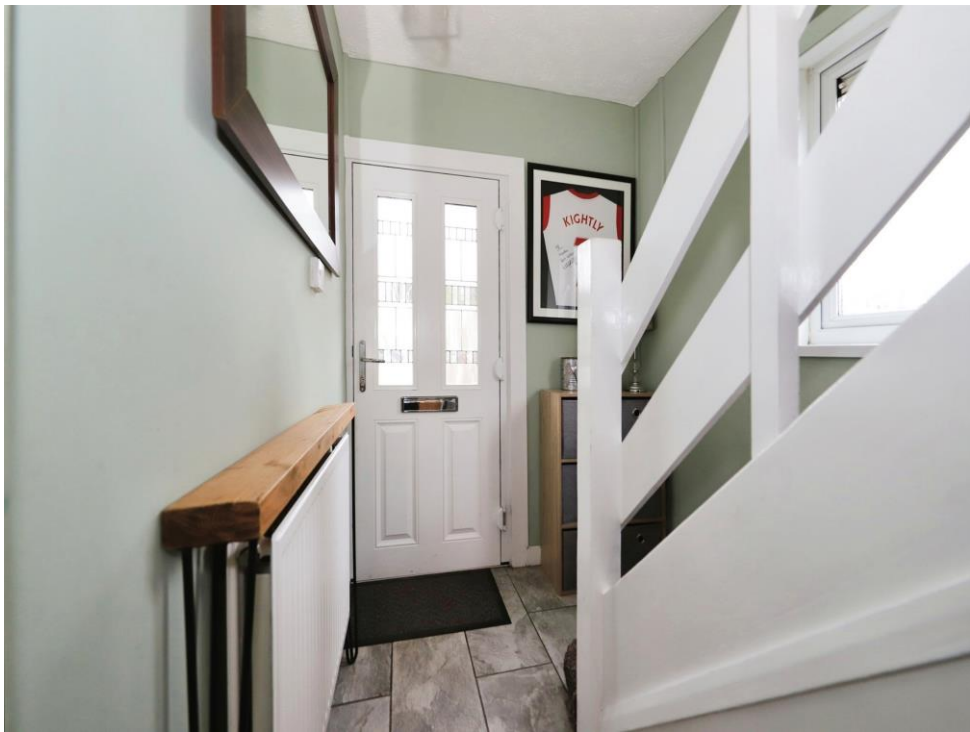
## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, heated towel rail, partly tiled walls, extractor fan and double glazed window to the rear.

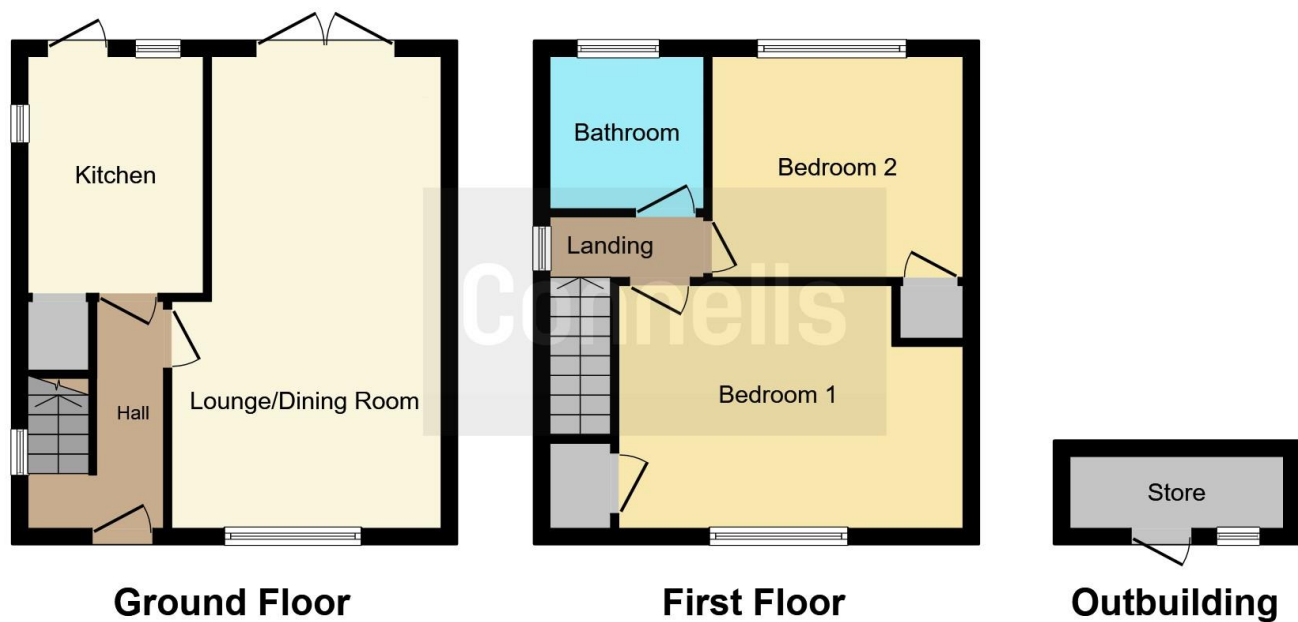
## Outside Rear

Paved area and lawn, brick built shed, brick built pond with pergola, gravelled area, side gate and outside tap point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329817](http://connells.co.uk/Property/WVH329817)**



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