



**Connells**

The Avenue  
Featherstone Wolverhampton



### Property Description

The award winning Connells Wolverhampton branch welcome to the market this well presented three-bedroom semi-detached family home on The Avenue in Featherstone which boasts no onward chain and offers convenient access to the M54 and M6 motorways.

The ground floor features a porch leading into a spacious lounge with an adjoining well appointed kitchen. The ground floor is complete with a convenient ground floor WC. Upstairs, you'll find three bedrooms and a family bathroom.

Outside, the property has off-road parking at the front and a pleasant rear garden.

Don't miss your chance to purchase this beautiful family home! Call our Connells Wolverhampton branch today!

### Location And Area

Situated in the Featherstone area of Wolverhampton which offers fantastic commuting access to the M54 and M6 motorways, the i54 business park is also conveniently located nearby and there is a selection of local shopping with further shopping areas available within the locations of Cannock, Wolverhampton, Wednesfield and Penkridge. Popular schooling can be found with neighbouring areas along with popular eateries and public houses.

### Approach

Sit back from the roadside behind a driveway for several vehicles.

### Porch

Door to the lounge.

### Lounge

12' 10" max x 18' 10" max ( 3.91m max x 5.74m max )

Double glazed window to the front, two radiators, two ceiling light points, French doors to the rear garden, doors to the kitchen and porch and stairs rising to the first floor landing.

### Kitchen

15' 11" x 7' 1" ( 4.85m x 2.16m )

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, four ring electric hob, plumbing point for washing machine, partly tiled walls, radiator, two ceiling light points, storage cupboard housing the wall mounted boiler, double glazed window to the front and doors to the ground floor WC, rear garden and lounge.



## First Floor Landing

Double glazed window to the rear, loft access, radiator, ceiling light point and doors to all bedrooms and bathroom.

## Bedroom One

12' max x 11' max ( 3.66m max x 3.35m max )

Double glazed window to the front, radiator and ceiling light point.

## Bedroom Two

9' x 7' 10" ( 2.74m x 2.39m )

Double glazed window to the front, radiator and ceiling light point.

## Bedroom Three

9' 11" max x 7' msx ( 3.02m max x 2.13m msx )

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

## Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, tiled walls, heated towel rail, ceiling light point and double glazed windows to the rear and side.

## Outside Rear

Patio area with lawn, timber fencing with side gate and an outside brick built storage shed.









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: D**

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Tenure: Freehold



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