



Connells

Ryan Avenue
Ashmore Park, Wednesfield Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this CHAIN FREE semi detached home situated on the popular Ashmore Park. The property is located just a stone's throw away from sought after schools.

Externally the property has pleasant front and rear gardens backing onto playing fields. Internally there is entrance porch, entrance hall, side entrance with storage (ideal for office conversion) and utility. The ground floor also has a fitted kitchen, dining room/sitting room and lounge. The first floor has three bedrooms and fitted family shower room.

The Location & Area

Situated on the popular Ryan Avenue just a stone's throw from Oak Meadow and Coppice Performing Arts schools. Ashmore Park has an abundance of local shopping, doctors, dentist, public houses and eateries. Bus routes link to Wednesfield shopping central along with Bentley Bridge retail park. New Cross hospital, M54 and M6 motorways are also nearby.

Entrance Porch

Double glazed door and window to front access, tiled flooring, door to entrance hall.

Entrance Hall

Doors and window to porch, storage cupboard, doors to various rooms, stairs to first floor landing, central heating radiator.

Lounge

14' x 11' 3" (4.27m x 3.43m)
Double glazed bow window to front. feature fireplace, central heating radiator, door to entrance hall.

Kitchen

9' x 9' 9" (2.74m x 2.97m)
Archway to dining room/sitting room, fitted wall and base units with roll top work surfaces, one and half drainer sink unit, tiled floor, part tiled walls, door to entrance hall, double glazed door to side entrance.

Sitting Room/ Dining Room

11' x 10' (3.35m x 3.05m)
Double glazed window overlooking the rear garden, archway to kitchen, central heating radiator.

Side Entrance

14' x 3' 5" (4.27m x 1.04m)
Opening to utility, door to store, door to kitchen.

Store

6' 8" x 4' 6" (2.03m x 1.37m)

Office conversion potential. Door to side entrance.

Utility

8' 8" x 5' 9" (2.64m x 1.75m)

Double glazed door and window to rear, opening to side store, plumbing for washing machine.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms, stairs to ground floor.

Bedroom One

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

11' x 8' (3.35m x 2.44m)

Double glazed window to rear, built-in wardrobes, central heating radiator, door to first floor landing.

Bedroom Three

8' 1" x 8' 6" (2.46m x 2.59m)

Double glazed window to front, central heating radiator, door to first floor landing.

Shower Room

Double glazed window to front, walk-in shower area, low flush toilet, pedestal wash basin, part tiled walls, central heating radiator, door to first floor landing.

Outside Front

Concrete area, lawned area, plants and shrubs, brick built wall.

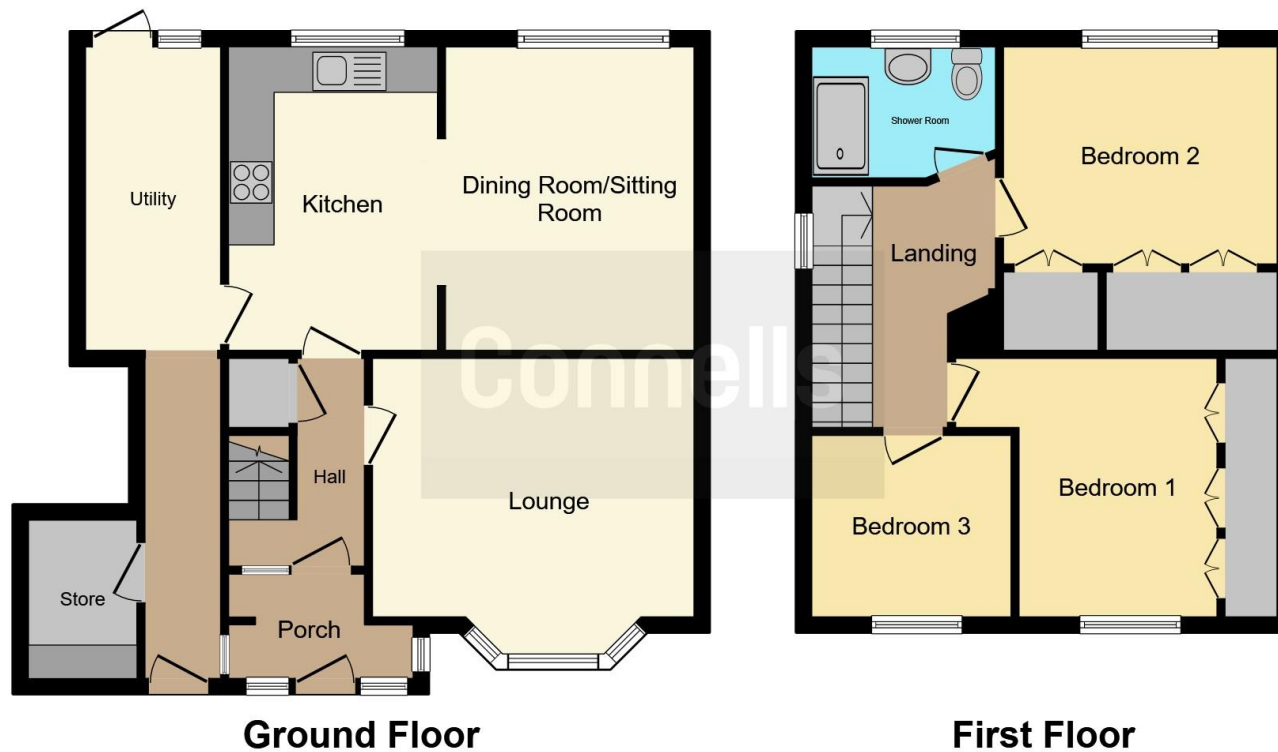
Outside Rear

Pleasant rear garden backing onto playing fields, selection of trees, plants and shrubs, water tap, greenhouse, 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

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EPC Rating: C

Tenure: Freehold

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