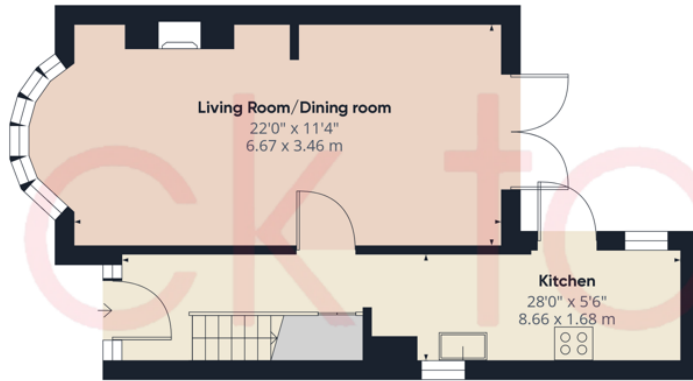


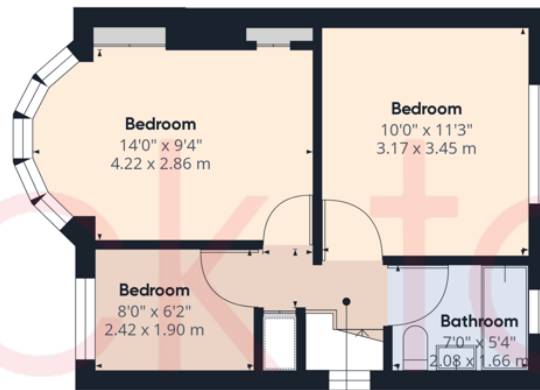


114 Hilston Avenue, Penn, Wolverhampton, WV4 4SZ

nick tart



Ground Floor



Landing
3'0" x 3'1"
0.80 x 0.94 m

Floor 1

Approximate total area⁽¹⁾
780.6 ft²
72.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Situated in a popular and established residential area this sympathetically extended semi-detached property provides both a practical and versatile layout of living accommodation which has been improved upon and well maintained by the present owners throughout.

- Covered arched reception porch
- Entrance hall with parquet flooring
- Good sized through lounge and dining area
- Fitted kitchen with built in appliances
- A choice of three first floor bedrooms and family bathroom
- Gas central heating and double-glazing where stated
- Enclosed rear garden
- Off road parking

The property itself is conveniently situated to an excellent range of local amenities having a choice of shops, schools and public transport services close by.

The accommodation in further detail comprises...

Ground floor

Covered arch reception porch, entrance hall with parquet flooring, radiator and understairs storage cupboards.

Good sized through lounge and dining area with lounge having feature inset fireplace, walk in double-glazed bay window, laminate flooring, fitted cupboards and radiator.

Dining area having laminate flooring, radiator and French doors leading into the rear garden.

Fitted kitchen having a matching suite of units comprising of enameled butler style sink unit with tiled splash backs, a range of cupboards with matching work tops incorporating built in electric oven and ceramic hob with extractor over, built in microwave, plumbing for automatic washing machine and dishwasher, a range of wall cabinets, concealed gas central heating boiler, parquet flooring, double-glazed window and a double-glazed door leading to the outside.

Stairs lead from the entrance hall to...

First floor

Landing which has double-glazed window and built in linen cupboard.

Bedroom one which has walk in double-glazed window, a range of built in wardrobes, radiator and feature part paneled walls.

Bedroom two and three both have radiators and double-glazed windows.

Family bathroom which has a panel bath with shower, pedestal wash hand basin, close coupled WC, part tiled walls and heated chrome towel rail.

Outside

The property enjoys off road parking and the rear garden has the benefit of a patio to lawn with raised beds, a variety of shrubs and trees, a lovely pergola sun terrace and surrounding fencing.

EPC - TBC

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band B (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

