



**5 RAINBOW AVENUE, AKRON GATE**  
**WOLVERHAMPTON, WV10 6DA**

**GUIDE PRICE £220,000**  
**FREEHOLD**

Modern three bedroom semi-detached home in a popular location, convenient for access into the city centre and M54 Motorway link. Well presented throughout the property features a rear dining kitchen, guest cloakroom, living room and en-suite to the master bedroom. There is allocated parking and a pleasant garden to the rear.



# 5 RAINBOW AVENUE

- MODERN SEMI-DETACHED HOME • THREE BEDROOMS • EN-SUITE SHOWER ROOM • DINING KITCHEN • PARKING TO REAR • PLEASANT REAR GARDEN • EXCELLENT COMMUTER LINKS NEARBY



## ENTRANCE HALL

## GUEST CLOAKROOM

Double-glazed obscure window to the front, radiator, close-coupled w.c. and pedestal wash hand basin with splash back tiling.

## LIVING ROOM

14'2" x 11'1"

Double-glazed window to the front, radiator, doorway to the dining kitchen.

## DINING KITCHEN

15'2" x 8'9"

Double-glazed window to the rear, double-glazed double doors to the rear garden, radiator, useful understairs store cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit. There is built in oven and hob, and plumbing for a washing machine.

## FIRST FLOOR LANDING

Built in airing cupboard and doors to:

## BEDROOM ONE

9'10" x 8'11"

Double-glazed window to the front, radiator, built in double wardrobe and doorway to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Double-glazed obscure window to the front, radiator.

## BEDROOM TWO

8'0" x 6'10"

Double-glazed window to the rear, radiator

## BEDROOM THREE

8'10" x 6'0"

Double-glazed window to the rear, radiator

## BATHROOM

Double-glazed obscure window to the side and suite comprising pedestal wash hand basin, close-coupled w.c and shower enclosure.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with patio and lawn areas and a gate to the side driveway and parking area

## PARKING

There is allocated parking to the rear accessed via a gated shared driveway.

## TENURE

The property is freehold subject to an annual maintenance charge.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## COUNCIL TAX

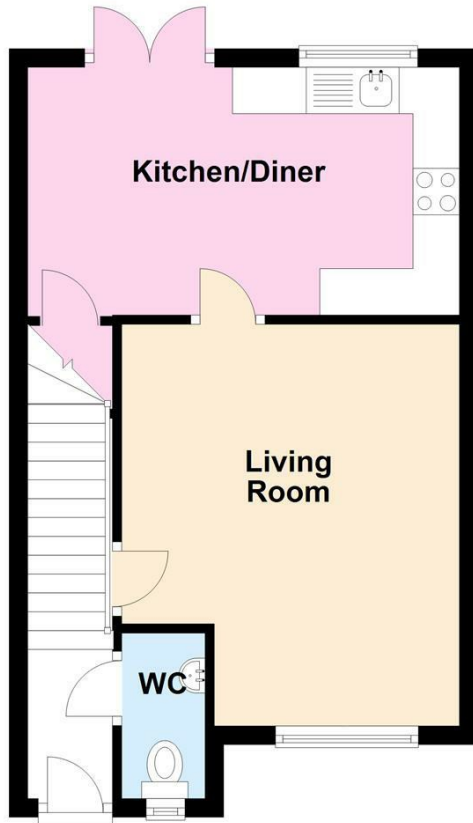
Wolverhampton City Council - Tax Band C



# 5 RAINBOW AVENUE



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements