



82 TAUNTON AVENUE, FORDHOUSES
WOLVERHAMPTON, WV10 6PW

OFFERS IN THE REGION OF £395,000
FREEHOLD

Most impressive extended detached family home providing spacious and versatile living accommodation in one of the areas most popular locations. Ideally situated for access to the M54 and transport links into the city centre, the property is set behind a large frontage with parking for several vehicles, and offers a wealth of features and accommodation including a large through living room, separate dining room, superb rear conservatory, breakfast kitchen, utility, guest cloakroom, three first floor bedrooms with two en-suite and a second floor loft room with shower room off.



82 TAUNTON AVENUE

- 360 TOUR • LARGE LIVING ROOM • SEPARATE DINING ROOM • BREAKFAST KITCHEN • SUPERB REAR CONSERVATORY • UTILITY ROOM • TWO EN-SUITES • GUEST CLOAKROOM • LOFT AREA WITH SHOWER ROOM • DOUBLE CAR PORT



APPROACH

The property is set behind a wide frontage providing off road parking for several vehicles. There is access to a double car port and a gated passageway to the rear garden.

ENTRANCE PORCH

RECEPTION HALL

Radiator, staircase to the 1st floor landing, useful under stairs store.

GUEST CLOAKROOM

Double-glazed obscure window to the front, radiator, wash hand basin with vanity cupboard and close-coupled w.c.

LIVING ROOM

Double-glazed windows to the front and side, two radiators and double doors opening through to the impressive rear conservatory.

DINING ROOM

Double-glazed windows to the front and side, radiator.

CONSERVATORY

Double-glazed to the side and rear, tiled floor and double doors to the rear garden.

BREAKFAST KITCHEN

Double-glazed window to the rear, radiator, tiled floor, part tiled walls, fitted breakfast bar and a range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in double oven, four ring gas

hob and an integral fridge freezer.

UTILITY ROOM

Double-glazed window to the rear, tiled floor, fitter roll edge counter top work surfaces, stainless steel circular sink and drainer, plumbing for a washing machine and space for various household appliances. Doors to store area, car port and rear garden.

FIRST FLOOR LANDING

Double-glazed window to the front, radiator, staircase to the second floor.

BEDROOM ONE

Double-glazed window to the front, radiator and fitted wardrobes. Doorway to the en-suite shower room.

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

Double-glazed window to the rear, radiator and a doorway to the en-suite bathroom.

EN-SUITE BATHROOM

Double-glazed window, radiator and suite comprising panelled bath, pedestal wash hand basin and close-coupled w.c.

BEDROOM THREE

Double-glazed window to the front, radiator

SECOND FLOOR LOFT AREA

Two velux windows, store cupboards and doorway to a shower room.

SHOWER ROOM

Close-coupled w.c, shower enclosure and wash hand basin with vanity cupboard beneath.

REAR GARDEN

To the rear of the property is a spacious paved patio area and lawned garden. A gated side passageway provides access to the front driveway.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

TENURE

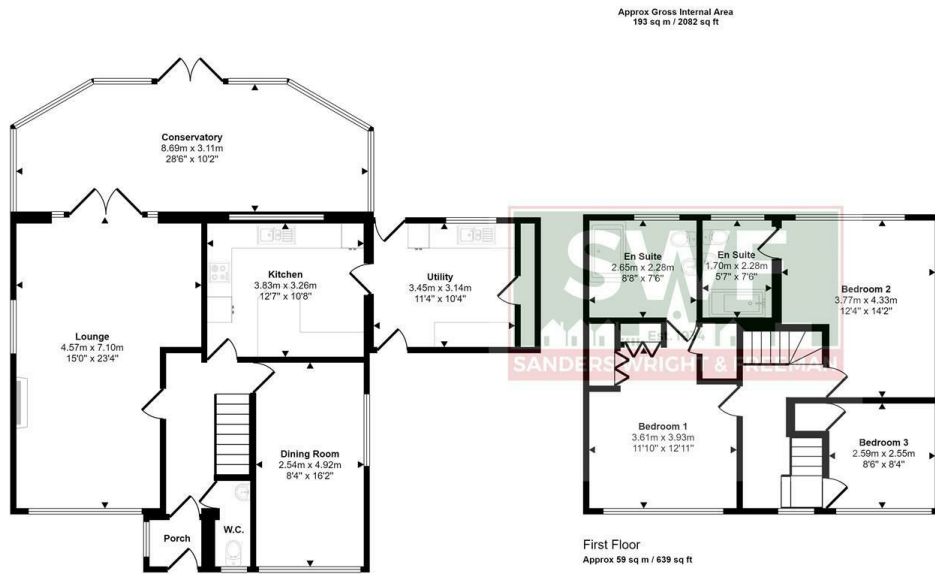
The property is freehold

SERVICES

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

82 TAUNTON AVENUE

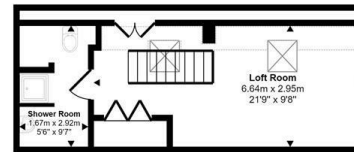




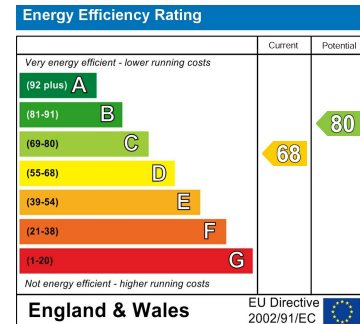
Ground Floor
Approx 106 sq m / 1140 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Second Floor
Approx 28 sq m / 303 sq ft



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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