



THE COACH HOUSE REAR OF 15 PARK AVENUE WOLVERHAMPTON, WV1 4AH

OFFERS IN THE REGION OF £270,000
FREEHOLD

Located in a secluded position of Park Avenue and just a short walk from nearby West Park and the City Centre is this attractive three bedroom detached home. Beautifully presented through the property features an attractive living room, sitting room with bathroom off, modernised kitchen, guest w.c, three generous bedrooms and re-fitted family bathroom. There is off road parking to the front and a small patio and pleasant covered seating area to the side. Internal inspection is highly recommended.



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- SECLUDED LOCATION • NEAR TO WEST PARK • WALKING DISTANCE TO CITY CENTRE • TWO BATHROOMS • THREE GENEROUS BEDROOMS • SEPARATE LOUNGE AND SITTING ROOM • MODERNISED KITCHEN



SWF



SWF

OPEN PLAN LIVING ROOM

Bay window to the front, three radiators, exposed brick fireplace, doors to the sitting room and kitchen.

SITTING ROOM

Window to the front, radiator and doorway to the ground floor bathroom.

GROUND FLOOR BATHROOM

Window to the front, radiator, tiled floor, part tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath, pannelled bath and shower area.

KITCHEN

Window to the front, part tiled walls, radiator and a range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit. There is a built in oven and hob, space for a washer and dryer, and a doorway to the side lobby.

SIDE LOBBY

Doors to the guest w.c and side garden.

GUEST W.C.

Obscure window to the side, towel radiator, close coupled w.c and cupboard housing the central heating boiler.

FIRST FLOOR LANDING

Double-glazed window to the rear, built in linen cupboard.

BEDROOM ONE

Window to the front, additional velux window, radiator.

BEDROOM TWO

Window to the front, radiator and built in wardrobe.

BEDROOM THREE

Window to the side and radiator.

RE-FITTED BATHROOM

Obscure window to the front, radiator and suite comprising close-coupled w.c, sink with vanity cupboard beneath, and panelled bath.

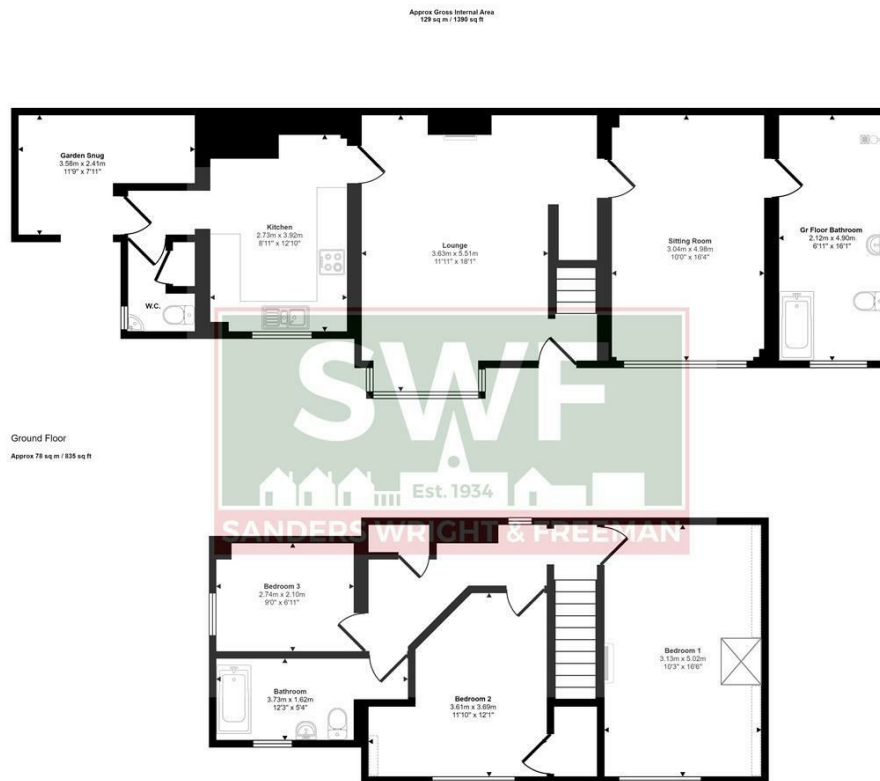
OUTSIDE

To the side of the property is a pleasant covered seating area with pannelled walls. There are further paved patio areas and a gateway to the front.

A gated alleyway provides pedestrian access to Newhampton Road East.

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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