

3F PARK AVENUE WOLVERHAMPTON, WV1 4AH

ASKING PRICE £149,995
FREEHOLD

Located in a secluded position off Park Avenue and just a short walk from nearby West Park and the City Centre is this attractive 1/2 bedroom semi-detached home. Having been improved by the current owner, the property features a private courtyard to the front with carport, kitchen, living room, separate sitting room/occasional bedroom, double bedroom and shower room. Double glazing & gas central heating throughout.



3F PARK AVENUE

- Secluded Location • Walking Distance To City Centre • Close To West Park • Private & Gated Courtyard • Carport • Gas Central Heating • Ideal For First Time Buyers • Improved By Current Owner



APPROACH

The property is approached via a private and gated courtyard with carport.

COURTYARD WITH CARPORT

Paved courtyard with carport providing a gated parking area for several vehicles.

KITCHEN

Double glazed window to the front, radiator, part tiled walls, under stairs cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above and space for various household appliances including plumbing for a washing machine.

LIVING ROOM

Double glazed window to the front, radiator and door to the sitting room/occasional bedroom.

SITTING ROOM/BEDROOM TWO

Double glazed window to the front, radiator and part glazed door to the front.

FIRST FLOOR LANDING

Double glazed window to the front, radiator and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

SHOWER ROOM

Double glazed obscure window to the front, radiator, tiled walls and suite comprising pedestal wash hand basin, low level w.c and shower enclosure.

OUTSIDE STORE

Part glazed door to the front.

PARKING

Off road parking available for up to 4/5 vehicles.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

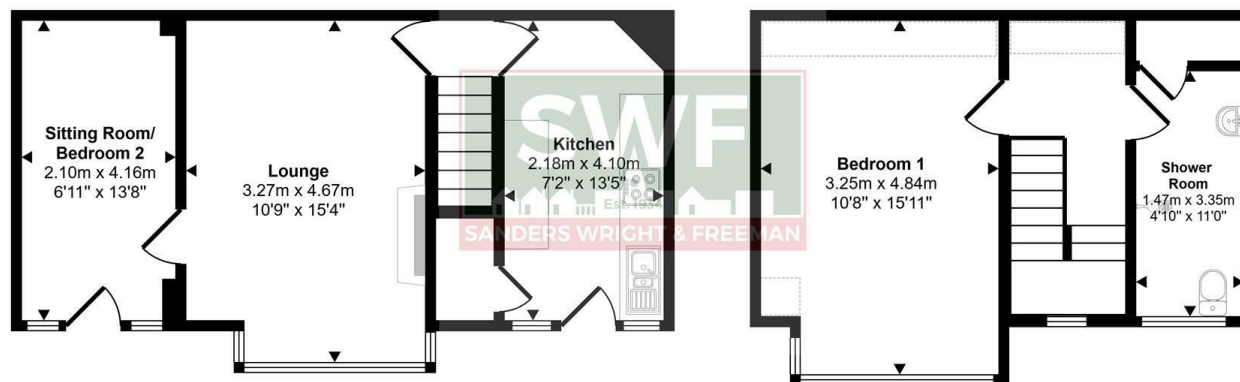
TENURE Freehold

The property is freehold.

3F PARK AVENUE



Approx Gross Internal Area
65 sq m / 699 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		G
(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