



**32 WELLINGTON AVENUE**  
WOLVERHAMPTON, WV3 7EP

**OFFERS IN THE REGION OF £320,000**  
**FREEHOLD**

Stunning family home with extended ground floor living accommodation and large garden to the rear. Internal inspection is essential to appreciate this wonderful home which features a spacious living room, sitting room, office, impressive open plan dining kitchen, utility, guest cloakroom, three bedrooms and family bathroom. An extensive garden to the rear provides ideal family and entertainment space.



# 32 WELLINGTON AVENUE

- STUNNING FAMILY HOME • LARGE GARDEN TO REAR • OPEN PLAN DINING KITCHEN • SITTING ROOM • OFFICE/PLAY ROOM • THREE BEDROOMS



## APPROACH

The property is approached via a driveway providing off road parking.

## RECEPTION HALL

Staircase to the first floor landing, useful under stairs store cupboard.

## SITTING ROOM

Double-glazed bay window to the front, radiator, feature fireplace with wood burning stove.

## LIVING ROOM

Double-glazed sliding patio door to the rear, radiator, attractive feature fireplace.

## OFFICE/PLAYROOM

Double-glazed window to the rear, radiator, fitted store cupboard, doorway to the dining kitchen.

## DINING KITCHEN

A particular feature of the property is the inviting open plan dining kitchen which features a range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap, built in NEFF double oven, five ring gas hob with extractor above, and dishwasher. There is an additional island unit, two radiators and doors to the rear garden and utility.

## UTILITY

Fitted store cupboards, plumbing for a washing machine, doors to the driveway and guest w.c.

## GROUND FLOOR W.C.

Double-glazed obscure window to the front, radiator, sink with vanity cupboard beneath, and close-coupled w.c.

## FIRST FLOOR LANDING

### BEDROOM ONE

Double-glazed window to the rear, radiator, fitted furniture including double wardrobes, overhead storage and chest of drawers.

### BEDROOM TWO

Double-glazed bay window to the front, radiator.

### BEDROOM THREE

Double-glazed window to the rear, radiator.

## BATHROOM

Two double-glazed obscure windows, towel rail, suite comprising close-coupled w.c, sink with vanity unit, and paneled bath with electric shower above.

## REAR GARDEN

To the rear of the property is an extensive garden with large paved patio area and generous lawns beyond.

## TENURE Freehold

The property is freehold.

## SERVICES

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

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## BROADBAND

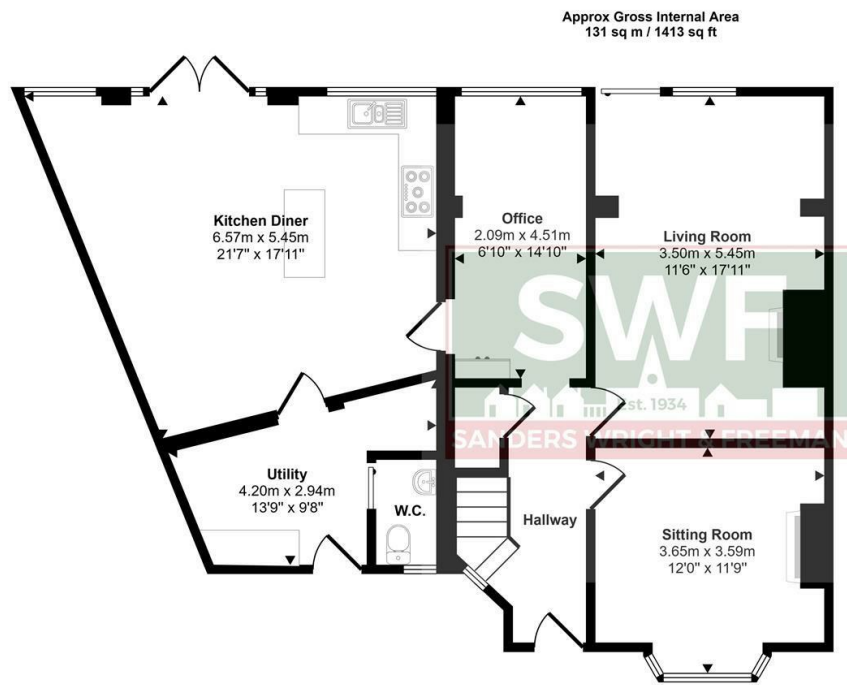
Ofcom checker shows Standard / Superfast / Ultrafast  
are available

Ofcom provides an overview of what is available.

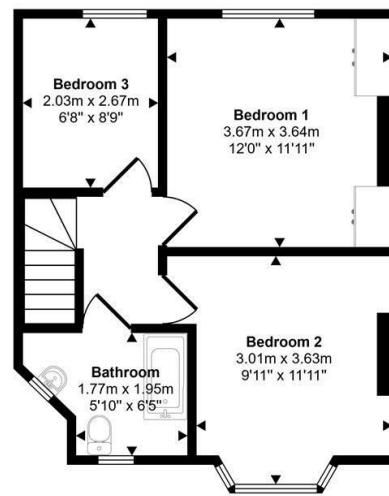
Potential purchasers should contact their preferred  
supplier to confirm availibilty and speed

## 32 WELLINGTON AVENUE





Ground Floor  
Approx 91 sq m / 981 sq ft



First Floor  
Approx 40 sq m / 433 sq ft

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) <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<br>2002/91/EC |           |



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