



## 38 TAUNTON AVENUE WOLVERHAMPTON, WV10 6PL

£295,000  
FREEHOLD

Well presented three bedroom detached home situated in a highly sought after location convenient for access to the M54, i54 and Wolverhampton City Centre. The property offers spacious accommodation throughout featuring an entrance porch, hallway, through living room, kitchen, three bedrooms, re-fitted bathroom, garage and an enclosed garden to the rear. Driveways to the front and side provide off road parking for several vehicles. Potential to extend subject to planning permissions.



# 38 TAUNTON AVENUE

- Sought After Location • Well Presented Throughout • Convenient For M54 & I54 Development • Three Bedrooms • Re-Fitted Bathroom • Two Separate Driveways • Attractive Rear Gardens • Potential To Extend Subject To Planning



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## APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles with an adjacent lawned foregarden.

## ENTRANCE PORCH

Double glazed windows to the side and door into the hallway.

## HALLWAY

Radiator, double glazed window to the front,

two useful storage cupboards, staircase to the first floor landing and doors to the living room and kitchen.

## LIVING ROOM

Double glazed windows to the front and rear, radiator, ceiling down lighters and feature fireplace with inset gas fire. A part glazed door provides access to the rear garden.

## BREAKFAST KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel bowl sink and drainer unit with mixer tap. There is a fitted breakfast bar and space for various household appliances including cooker, fridge freezer, dryer and plumbing for a washing machine. Door to the side passageway.

## FIRST FLOOR LANDING

Double glazed window to the front, built in

airing cupboard, loft access hatch and doors to:

### **BEDROOM ONE**

Two double glazed windows to the rear, radiator and built in double wardrobes with sliding mirror doors.

### **BEDROOM TWO**

Two double glazed windows to the front, radiator and built in storage cupboard.

### **BEDROOM THREE**

Double glazed window to the rear and radiator.

### **RE-FITTED BATHROOM**

Double glazed obscure window to the side, ceiling down lighters, tiled walls, tiled floor, towel rail and contemporary suite comprising wash hand basin, close coupled w.c and panelled bath with shower above.

### **REAR GARDEN**

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. The garden extends to the side of the property providing another generous

lawned area which offers scope for extension to the current property subject to relevant planning permissions.

### **GARAGE**

Up and over door to the front, lighting and pedestrian door to the side.

### **STORE**

Useful outdoor storage room.

### **REAR DRIVEWAY**

To the rear of the property is a further driveway providing off road parking for another vehicle.

### **COUNCIL TAX**

Wolverhampton City Council - Tax Band C

### **SERVICES**

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

### **TENURE Freehold**

The property is freehold.

## **38 TAUNTON AVENUE**





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### ADDITIONAL INFORMATION

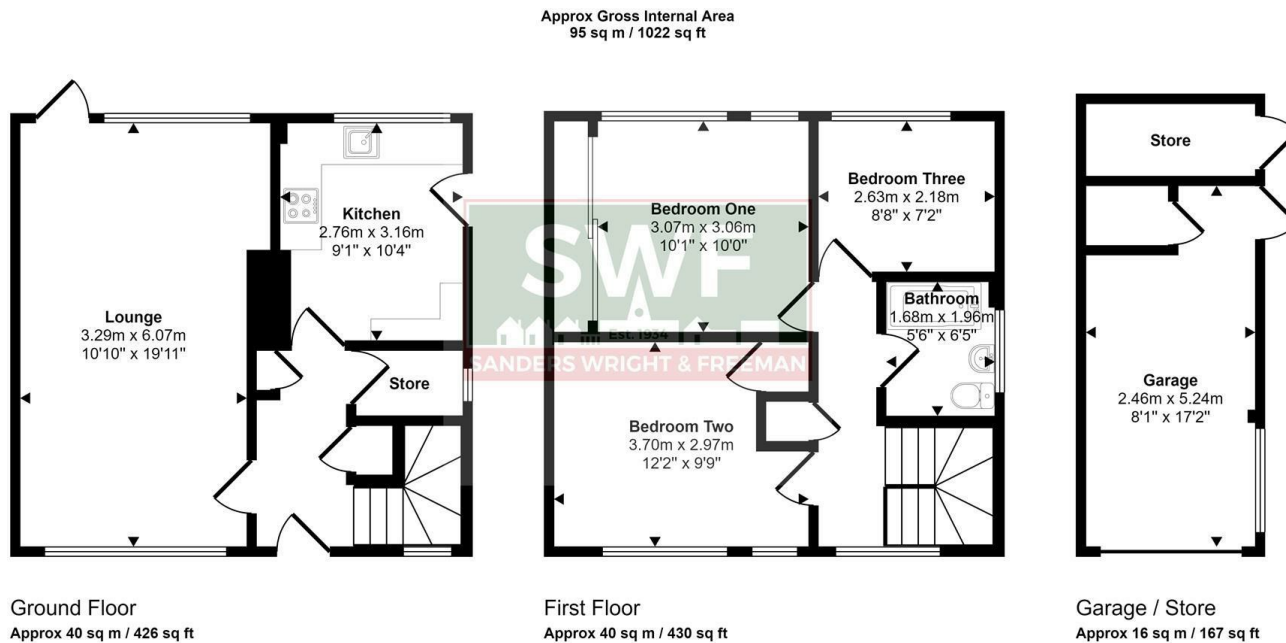
**Local Authority** – Wolverhampton City

**Council Tax** – Band C

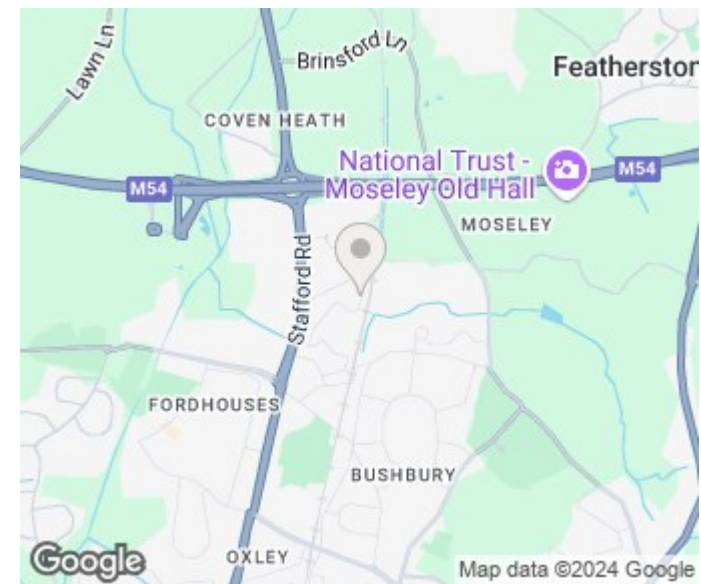
**Viewings** – By Appointment Only

**Tenure** – Freehold





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 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