



**Paul  
Dubberley**

Wordsworth Avenue Wolverhampton





## Property Description

Stunning Three Bedroom Home ideally located on a popular residential estate. Ideally located near excellent transport links and close local amenities. Viewings highly advised to appreciate the sizes, layout and finish of the property. Call now on 01902 494 966 for more information.

## Porch

Front UPVC Door, Access to Hallway

## Hallway

Access from Porch, Stairs to Landing, Access to Dining Room and Lounge

## Dining Room

9' 2" x 11' 1" ( 2.79m x 3.38m )

Front Double Glazed Window, Central Heated Radiator

## Lounge

Access from Hallway, Rear Patio Doors to Conservatory, Access to Kitchen, Electric Fireplace with Surround, Central Heated Radiator.

## Kitchen

Rear Double Glazed Windows, Understairs cupboard, Access to Utility Room, Wall and Base Units with Worktop Over, Sink and Drainer, Integrated Oven and Hob with Cooker Hood Over, Room for Free Standing White Goods.

## Utility Room

7' 2" x 19' 7" ( 2.18m x 5.97m )

Side UPVC Door, Front Double Glazed Window, Access to Downstairs Shower Room.

## Landing

Side Double Glazed Windows, Storage Cupboard, Side Double Glazed Windows,

## Bedroom One

11' 8" x 9' 8" ( 3.56m x 2.95m )

Front Double Glazed Windows, Built In Wardrobes, Central Heated Radiators.

## Bedroom Two

13' 4" x 13' 7" ( 4.06m x 4.14m )

Rear Double Glazed Windows, Central Heated Radiator

## Bedroom Three

8' 3" x 8' 9" ( 2.51m x 2.67m )

Front Double Glazed Windows, Central Heated Radiator

## Conservatory

13' x 14' 1" ( 3.96m x 4.29m )

Rear and Side Double Glazed Windows, Side UPVC door to Rear Garden. Electricity and Lighting.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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**EPC Rating: D**

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Tenure: Freehold

