



**Forrest Avenue, Wolverhampton, WV11 2AJ**

**£250,000**

**REFURBISHED \* PRIVATE GATED ACCESS \* EXTENDED FOUR/THREE BEDROOM FAMILY HOME \*  
LANDSCAPED GARDENS \* GREAT PRIVACY ASPECTS \***

This property is perfectly located on a corner plot and providing a premium location with high degrees of privacy. This extended family home offers flexible and versatile accommodation across two floors and has great access to local shops, schools and amenities.

**EARLY VIEWING IS HIGHLY RECOMMENDED**





# 28 Forrest Avenue, Essington, Wolverhampton, WV11 2AJ

## ENTRANCE HALL

Stairs to first floor, laminate flooring

## LOUNGE AREA 16'8" x 11'9" (5.1 x 3.6)

Two double glazed windows, wood laminate flooring

## KITCHEN DINING ROOM 9'6" x 16'0" | shape room (2.9 x 4.9 | shape room)

A range of matching wall and base units with work surfaces over, two windows to rear lobby, gas hob, electric oven, integrated fridge freezer, tiled flooring

## REAR LOBBY UTILITY ROOM 14'1" x 9'2" (4.3 x 2.8 )

Double glazed windows to rear garden, door through to bedroom 4/family room

## BEDROOM 4 / FAMILY ROOM 11'5" x 10'9" (3.5 x 3.3 )

Double glazed window, carpeted flooring

## FIRST FLOOR LANDING

Loft access, carpeted flooring

## MAIN BEDROOM 13'1" x 10'2" (4.0 x 3.1 )

Double glazed window, laminate flooring

## BEDROOM 12'5" x 10'5" (3.8 x 3.2)

Two Double glazed windows, fitted wardrobe cupboards, carpeted flooring

## BEDROOM 8'6" x 6'6" (2.6 x 2.0)

Double glazed window, carpeted flooring

## SHOWER ROOM 5'10" x 5'2" (1.8 x 1.6)

Re fitted with shower enclosure, low level wc, wash hand basin and tiled surrounds

## GARAGE 11'5" x 10'9" (3.5 x 3.3)

Single garage with up and over door, power and light

## REAR GARDENS

Landscaped rear gardens with decking seating and dining areas, covered hot tub area, artificial lawn area and gated side access

## DRIVEWAY

Large private gated driveway with parking for several vehicles







