



15 Foxlands Avenue, Wolverhampton, WV4 5LX

BERRIMAN  
EATON

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15 Foxlands Avenue is a traditionally appointed brick built detached family home with a driveway providing off road parking and generous south facing rear garden benefiting from elevated views across surrounding countryside. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)  
EPC: E

## LOCATION

Foxlands Avenue is situated within a desirable cul-de-sac off Buttons Farm Road which is ideally located for access to the A449 Penn Road which has a wide variety of shops along with regular public transport to Wolverhampton City Centre. There are primary and high schools situated close by.

## DESCRIPTION

15 Foxlands Avenue is a traditionally appointed brick built detached family home with a driveway providing off road parking and a generous south facing rear garden benefiting from elevated views across surrounding countryside. The internal accommodation offers living room, dining room, breakfast kitchen, cloakroom/wc and utility to the ground floor. To the first floor there are four generous bedrooms and family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE PORCH is accessed via a wooden door and has a quarry tiled floor and steps leading to an original leaded opaque door opening through to the ENTRANCE HALLWAY with radiator, wall light points, cloaks cupboard and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a wash hand basin with tiled splashback, low level W.C. and a double glazed opaque window to the side elevation. The DINING ROOM has a brick feature fireplace with open fire, a radiator, picture rail, dado rail, wall light points and a double glazed leaded bay window to the front elevation. The LIVING ROOM has an Adam style feature fireplace with inset coal effect gas fire and marble hearth, a radiator, coved ceiling, a single glazed stained glass window to the side elevation and a large walk-in bay with French door leading to the rear garden and double glazed windows to three elevations. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. There is space for a slot-in cooker and space and plumbing for a dishwasher and washing machine. Space for a fridge freezer. Part tiled walls, tiled floor and a single glazed door to the side lobby/ utility. There is a floor mounted central heating boiler, a single glazed window to the side elevation and a double glazed window to the rear elevation. The UTILITY has a polycarbonate roof and double glazed door with opaque window to the front elevation and a double glazed door to the garden. There are base units with fitted work surface and space for a tumble dryer. Tiled floor and understairs storage with fitted shelving.

The staircase rises to the first floor LANDING with a single glazed leaded opaque window to the side elevation, loft access via a pull down ladder, wall light points and a radiator. The LOFT is fully boarded and has eaves storage, a radiator, lighting and two double power points. The BATHROOM is fitted with a coloured suite and comprises panelled bath with shower over, large pedestal wash hand basin, chrome heated towel rail, tiled walls and a double glazed opaque window to the side elevation. Airing Cupboard housing the hot water tank. There is a separate TOILET with tiled walls and a double glazed opaque window to the side elevation. BEDROOM ONE has a range of fitted wardrobes, picture rail, radiator and a double glazed leaded bay window to the front elevation. BEDROOM TWO has a range of fitted wardrobes, a radiator, picture rail and a double glazed window to the rear elevation. BEDROOM THREE has a radiator, picture rail and a double glazed window to the rear elevation. BEDROOM FOUR has a radiator, picture rail and a double glazed leaded window to the front elevation.

## OUTSIDE

There is a slabbed driveway providing off road parking and giving access to the LARGE GARAGE which has a concertina door to the front and a door giving access to a storage area to the rear with door to the rear garden. The driveway is flanked by a lawned foregarden with planted borders and an enclosed wall boundary. The south facing rear garden is a particular feature of the property and has a full width paved patio area with steps and pathway up to two tiered lawn areas with well stocked, well planted borders and an additional patio at the rear enjoying beautiful views across the open countryside. There is a hard standing for a shed.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND E – Wolverhampton CC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

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### Lettings Office

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### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£450,000

EPC: E

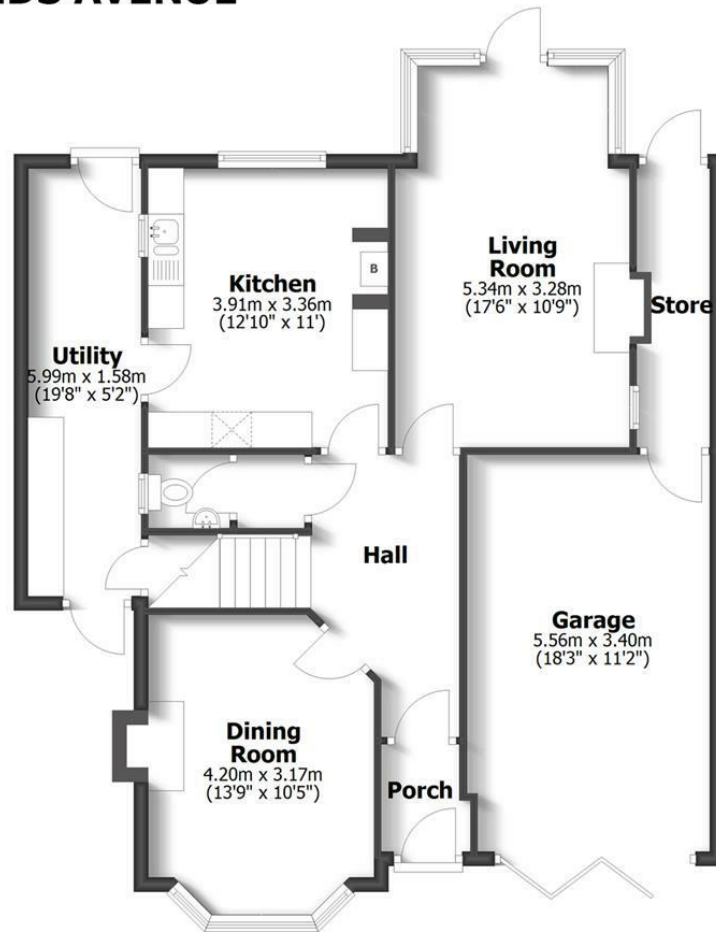
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



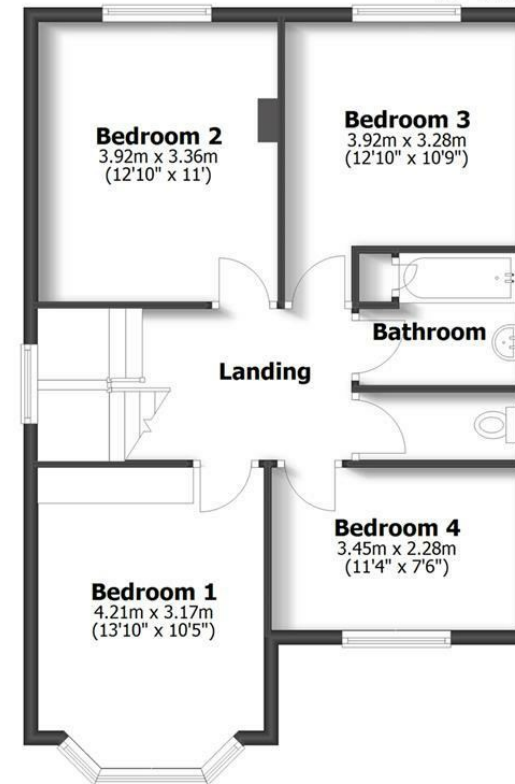
**15 FOXLANDS AVENUE  
PENN**

HOUSE: 130.1sq.m. 1400sq.ft.  
 GARAGE/STORE: 22.9sq.m. 247sq.ft.  
**TOTAL: 153sq.m. 1647sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

