



24 Elizabeth Avenue, Goldthorn Hill, Wolverhampton, WV4 5AY

BERRIMAN
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A three bedroom semi-detached property standing on a corner plot and situated in a convenient location

LOCATION

Elizabeth Avenue is situated in a popular location close to the parade of shops and amenities on the main Penn Road (A449) and there is convenient travelling to the more extensive facilities afforded by Wolverhampton City Centre itself with public transport being readily available nearby. The area is well served by schooling in both sectors.

DESCRIPTION

24 Elizabeth Avenue is a three bedroom semi-detached property standing on a generous corner plot. The property provides a lounge, dining room and kitchen to the ground floor, three bedrooms and family bathroom to the first floor, also with double glazing and gas central heating to the (ground floor only).

The house would benefit from a scheme of modernisation to realise full potential.

ACCOMMODATION

A double glazed sliding door opens into the PORCH with a further glazed door to the ENTRANCE HALL having coved ceiling and door to the LOUNGE with feature fireplace, coved ceiling, double glazed window to the front, sliding doors into the DINING ROOM with double glazed windows and a door to the rear and door to KITCHEN having base mounted units, sink and drainer, space for a cooker, built in storage cupboard, gas central heating boiler and door to the rear.

Stairs rise to the FIRST FLOOR LANDING with loft access and window to the side elevation. BEDROOM ONE is a double room in size with a window to the front. BEDROOM TWO is also a double room with window to the rear and BEDROOM THREE with window to the front elevation. The BATHROOM has a panelled bath, WC, wash hand basin and double glazed window to the rear.

OUTSIDE

The property enjoys a good size corner plot, shaped lawn with low brick wall to the boundary, well stocked beds, a DRIVEWAY providing off street parking, GARAGE with electric light and power, gated side access to the REAR GARDEN being laid to lawn with a paved patio and garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows all four main providers have some limited coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£249,950

EPC: F

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.



24 Elizabeth Avenue
Goldthorn Park

HOUSE: 81sq.m. 872sq.ft.
GARAGE: 11.7sq.m. 126sq.ft.
TOTAL: 92.7sq.m. 998sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



