



5 Kingsley Avenue, Tettenhall Wood

THOMAS HARVEY
ESTATE AGENTS

A Well Presented Three Bedroom Mid Terraced House, Situation In A Favoured Residential Area & Designed To Utilise The Maximum Space. An Excellent Example Of Its Type!

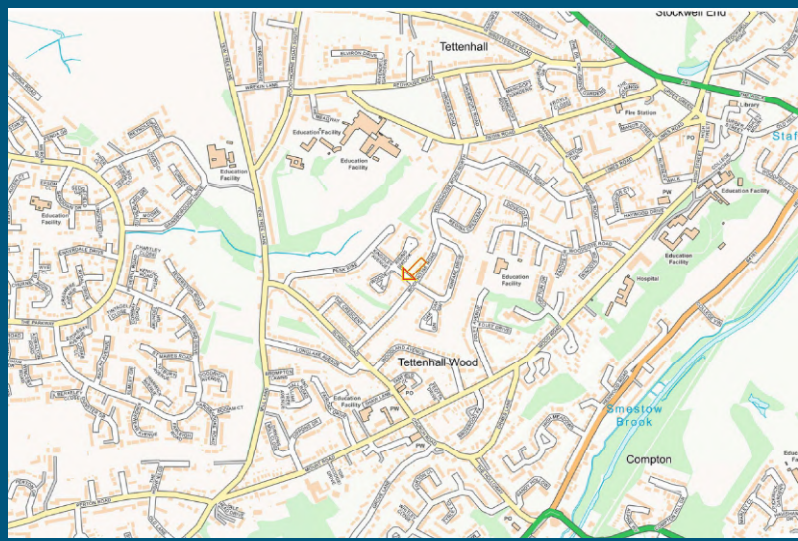
5 Kingsley Avenue, Tettenhall Wood, Wolverhampton, WV6 8JS
Asking Price: £225,000

Tenure: Freehold
Council Tax: Band B - Wolverhampton
EPC Rating: C (74) No: 7001-30429201-3164-4200
Total Floor Area: 1076sq feet (100.0sq.m.) Approx.
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position in a most favoured residential area and within easy walking distance of the majority of amenities including excellent local schools & shops, this deceptive mid terraced house is a superb example of its type, ideal for buyers looking for a property ready to just move into.

Constructed to a thoughtful and spacious design, 5 Kingsley Avenue has been well maintained over the years to provide a pleasant interior with a refitted shower room, modern kitchen and neutral décor throughout. The accommodation which measures at approx. 1076sq feet includes reception hall providing internal access into the utility and entrance hall which has a useful downstairs WC and staircase to the first floor. The ground floor also has a charming living room at rear, fitted kitchen with a matching suite of laminate units and open archway to the dining room. On the first floor, the spacious landing leads to three good bedrooms all with built in storage, a refitted shower room and separate WC. The south facing enclosed rear garden is certainly a feature of No 5, being neatly landscaped to provide a lovely outlook and offers excellent useable outdoor space. There is also the benefit of an exterior outbuilding/ stores cupboard and at the front is a driveway providing off road parking.

Although the property suggest a rural setting being adjacent to Penk Rise woodland, fields & park, Kingsley Avenue is still convenient for Tettenhall Wood, Perton Centre, Tettenhall Village and the city centre is only a 10mintue drive. Offered with no upward chain, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Hall: 8'10" (2.70m) x 3'9" (1.15m)

PVC double glazed front door, built in floor to ceiling cupboard, laminate effect vinyl flooring and internal access to: **Utility: 10'10" (3.30m) x 5'9" (1.75m)**
Built in worktop, suspended wall cupboards, Belfast sink unit, plumbing for washing machine, laminate effect vinyl flooring and double glazed window and PVC door to rear.

Entrance Hall: 13'1" (4.00m) x 3'3" (1.00m)

Radiator, stairs to first floor with built in storage cupboard below and double glazed window to front.

Fitted Cloakroom: Fitted with a white suite including low level WC, radiator, tiled walls, laminate effect vinyl flooring and double glazed opaque window to front.

Lounge: 13'1" (4.00m max) x 12'4" (3.75m max)

A modern fireplace with black hearth & electric stove, radiator, coved ceiling and double glazed window to rear.

Kitchen: 9'10" (3.00m) x 9'10" (3.00m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops including breakfast bar, suspended wall cupboards, recess & gas point for cooker, plumbing for dishwasher, part tiled walls, coved ceiling, laminate effect vinyl flooring, double glazed window to front and open archway to:

Dining Room: 9'6" (2.90m) x 8'2" (2.50m)

Radiator, coved ceiling and double glazed double doors to rear garden.

First Floor Galleried Landing: Built in good size storage cupboard, loft hatch and double glazed opaque window to front.

Bedroom One: 13'1" (4.00m) x 10'10" (3.30m)

A range of built in wardrobes & drawers, separate built in cupboard / wardrobe, radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 11'11" (3.62m) x 10'10" (3.30m)

Built in cupboard / wardrobe, radiator, coved ceiling and double glazed window to rear.

Bedroom Three: 8'10" (2.70m) x 8'10" (2.70m)

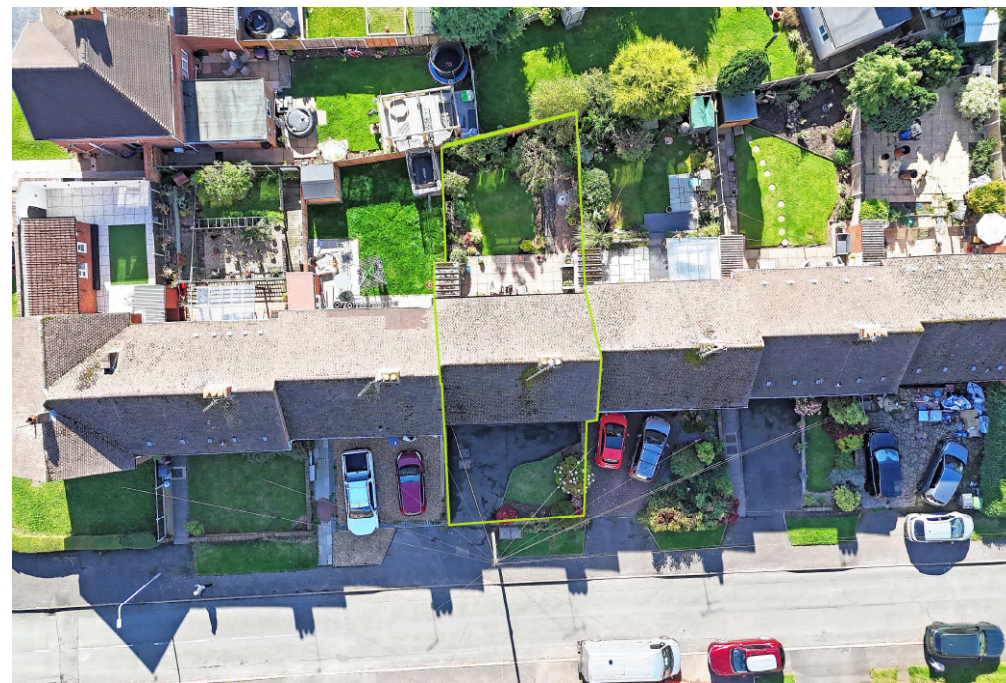
Built in cupboard housing wall mounted gas fired central heating boiler, radiator and double glazed window to front.

Shower Room: 7'1" (2.15m) x 5'7" (1.70m)

Fitted with a modern white suite comprising walk in shower with wall mounted electric shower unit, vanity unit, chrome heated towel rail, marble style tiled walls, laminate effect vinyl flooring and double glazed opaque window to front. **Separate WC:** Fitted with a white low level WC, tiled walls, radiator, laminate effect flooring and double glazed opaque window to front.

South Facing Enclosed Rear Garden: Neatly landscaped with a full width raised paved patio overlooking centre lawn, flowering borders with a variety of shrubs & trees, paved path with gravelled terrace, surrounding fencing and useful outbuilding / garden stores.

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.











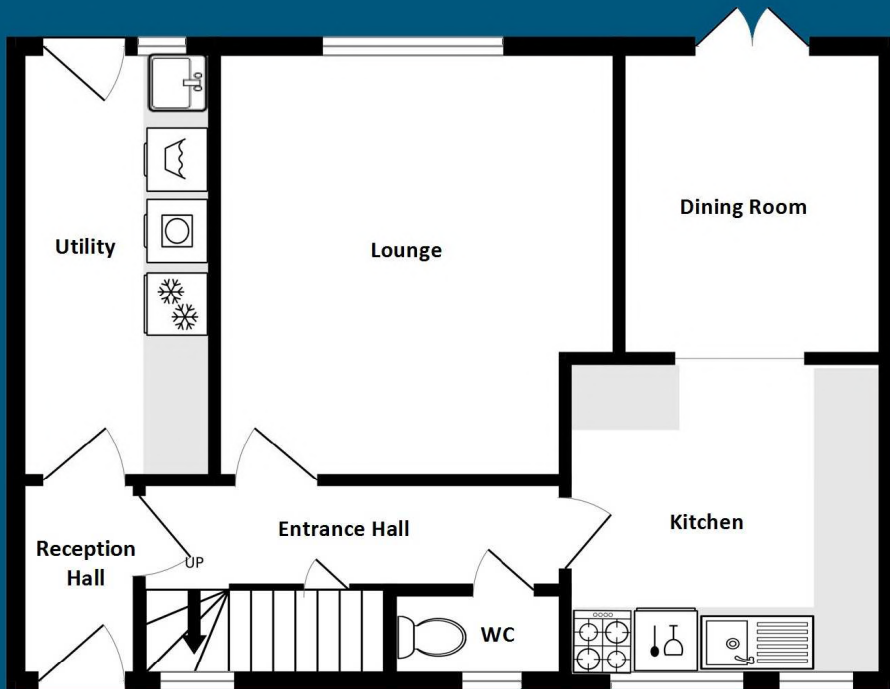




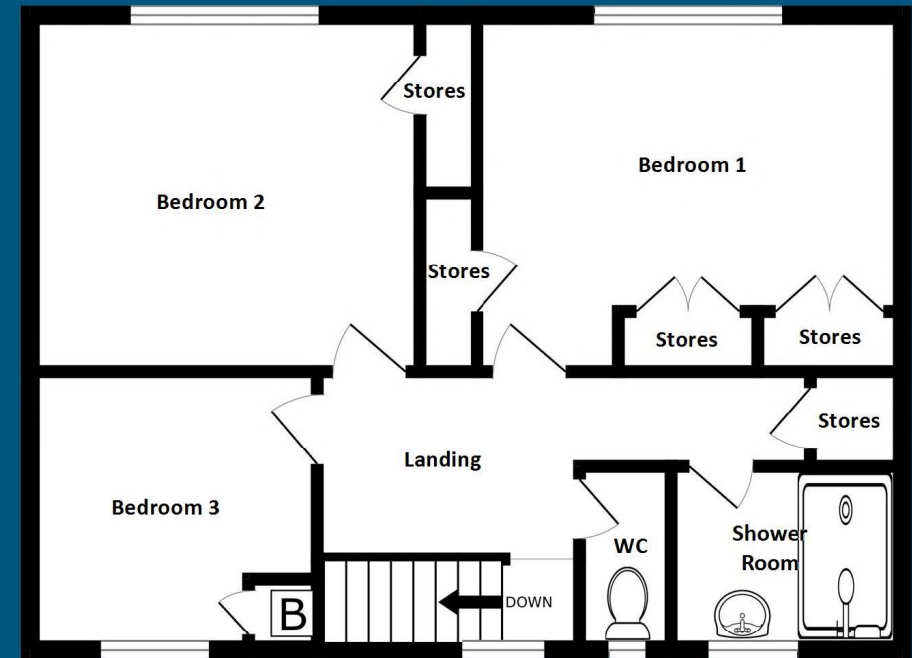




Total Floor Area: 1076sq.ft. (100.0sq.m.) Approx.



Ground Floor
Approx.: 583sq.ft. (50.0sq.m.)



First Floor
Approx.: 583sq.ft. (50.0sq.m.)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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