



WORTHINGTON ESTATES



**7 Jedburgh Avenue
Perton, WV6 7XR**

Offers in the region of £235,000

AN ATTRACTIVE 2 BEDROOM SEMI-DETACHED BUNGALOW IN A FANTASTIC LOCATION - NO UPWARD CHAIN

The property is situated in a quiet cul-de-sac, within walking distance to the lake, nature walks, bus services and the excellent local amenities that Perton centre has to offer including shops, medical centres, petrol station, library, restaurants and schools.

The accommodation briefly comprises entrance, living room, kitchen, shower room, two bedrooms and a well maintained garden to the rear.

Benefitting from off road parking to the front, double glazing throughout, a new boiler installed in 2022 and a South facing rear garden.

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FRONT



A really pleasant frontage having an area of lawn with borders stocked with shrubs and evergreens, gated side access leading to the rear of the property and a driveway affording off road parking for 3 vehicles.

ENTRANCE

2'11" x 5'10" (0.91 x 1.78)



Having laminate flooring and doors leading into the living room, kitchen and storage cupboard.

KITCHEN

8'10" x 7'11" (2.70 x 2.42)



Having lino flooring, matching wall and base units, laminate worktops, radiator, space for oven, fridge and freezer and plumbing and space for washing machine. With window and door to the side.



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LIVING ROOM

17'5" x 9'10" (5.32 x 3.02)



Having laminate flooring, radiator, bow window to the front, gas fireplace and door into the inner hall.

SHOWER ROOM

7'11" x 4'11" (2.42 x 1.50)



Having lino flooring, pedestal wash basin, close coupled WC, corner shower with electric shower, radiator and obscure window to the side.



INNER HALL

5'7" x 2'8" (1.71 x 0.82)

Having laminate flooring and loft hatch providing access to the space above. With doors into the shower room, two bedrooms and storage cupboard.



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BEDROOM ONE

11'9" x 9'10" (3.60 x 3.00)



A good sized and well proportioned bedroom having carpeted flooring, radiator and window to the rear.

BEDROOM TWO

8'9" x 7'10" (2.69 x 2.41)



Having carpeted flooring, radiator and double wooden doors opening onto the patio.



REAR



A pleasant and well maintained South facing rear garden having a patio area, an area of lawn, borders stocked with shrubs and evergreens and a wooden garden store.

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FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

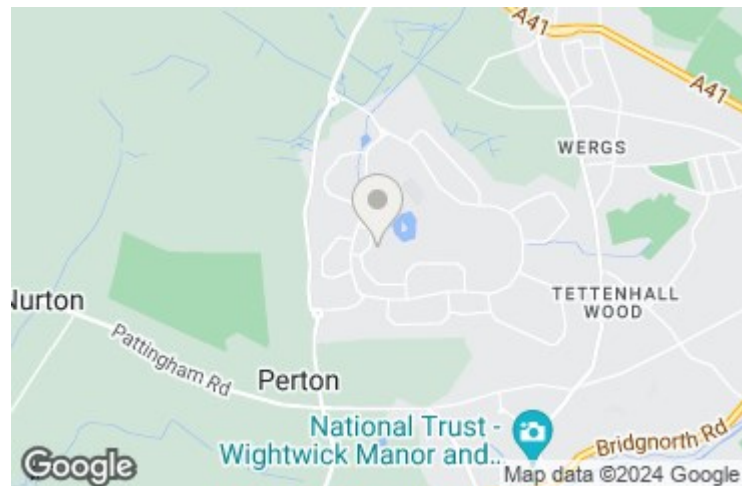


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

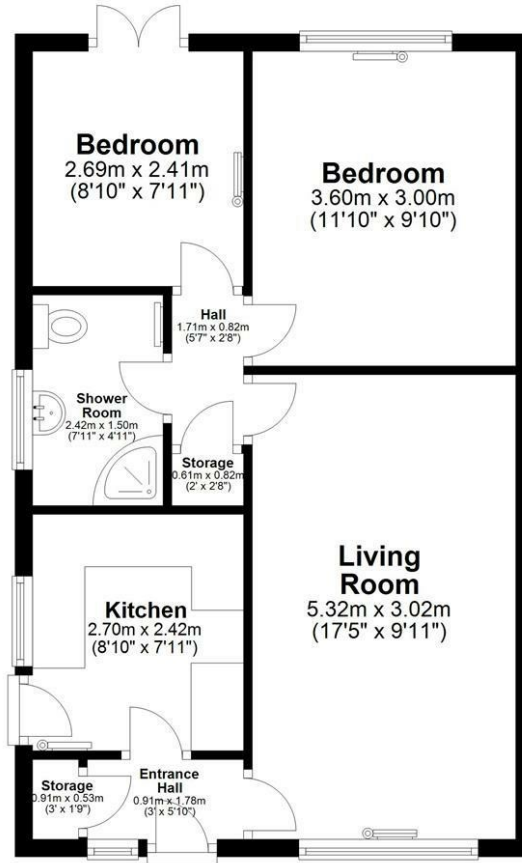
COUNCIL TAX BAND - B

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.



Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 49.8 sq. metres (536.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	