



1 Wellington Avenue
Bradmore, WV3 7EP

peterjames
PROPERTY

1 Wellington Avenue

Tettenhall – 3.0 miles

Wolverhampton – 2.2 miles

(Distances are approximate)

A delightful 2-bedroom semi-detached period cottage on a peaceful cul-de-sac in a very convenient position.

Hall
Living and dining room
Kitchen
Landing
Bathroom
Two double bedrooms
Driveway parking
Good-sized rear garden



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On a quiet cul-de-sac alongside other similarly attractive period homes, this charming, traditional 2-bedroom semi-detached house boasts considerable character and a desirable residential location, within walking distance of several primary schools and convenient amenities. Featuring an excellent open-plan living and dining space with patio doors to the rear garden, the property includes a stylish, modern kitchen, two comfortable double bedrooms, and an attractive first-floor bathroom. Driveway parking is provided at the front elevation while an ample garden can be found at the rear, with a partially-walled deck.



To the left-hand side of the property's frontage, a white door opens to the **hall**, where a store cupboard can be found to the left beneath the stairs. On the right, the large **living and dining space** extends to over 22ft, featuring patio doors to the rear, two fireplace alcoves, timber-style flooring, and a bay window to the front aspect. At the rear of the hall, one enters the **kitchen**, furnished with modern cream units, red glass splashbacks, and black granite-effect worktops, lit by a garden facing window. Integrated appliances include a gas hob and electric oven. Stairs to the left of the entrance hall rise to the landing, where the **bathroom** can be found to the rear, tiled in cream stone and having a white suite including a bath.

Two double bedrooms are also provided upstairs, both of approximately the same generous dimensions. This delightful period home is exceptionally attractive, featuring gravelled driveway parking enclosed by low hedging and high timber fencing. A gate to the left reveals the charming rear garden, offering a timber deck, planted beds, and a level lawn.

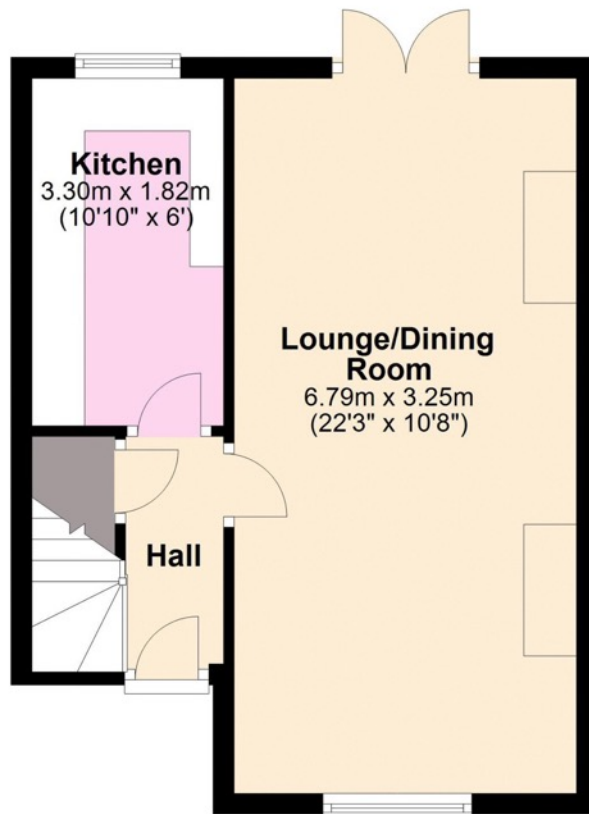
Situation

This charming home is ideally situated within a short walk of Bradmore and Penn's considerable amenities, including a small Tesco, a post office, a pharmacy, takeaways, and pubs. The property is within walking distance of a choice of primary schools, including Woodfield Infant and Warstones Primary. Bradmore Recreation Ground offers space for young families and

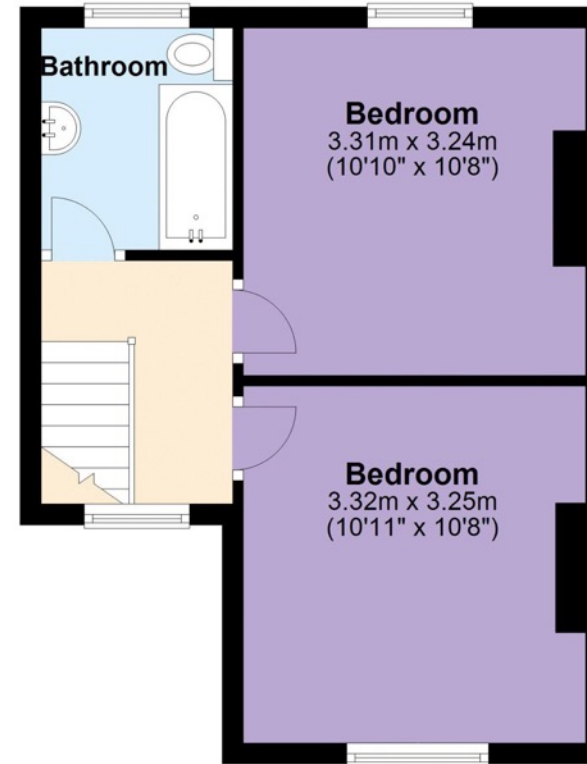
dog-walkers, only a couple of minutes' walk from the front door and the property is ideally placed for access to the city centre. For commuters, Wolverhampton station can be reached within ten minutes and the property is less than a mile from the A449. The A41 and the Birmingham New Road are also within a short distance, facilitating easy travel to surrounding conurbations.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

Ground Floor



First Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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2 High Street, Tettenhall, WV6 8QT
Tel: 01902 754777

Email: sales@peterjamesproperty.com
www.peterjamesproperty.com