



**LEE COOKE**  
ESTATE AGENCY GROUP

Baylis Avenue Ashmore Park Wednesfield Wolverhampton WV11

Offers In Region Of £179,995

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## Baylis Avenue Ashmore Park Wednesfield Wolverhampton WV11

Lee Cooke Estate Agency Group proudly presents this chain-free semi-detached home, ideally situated on the ever-popular Ashmore Park Estate, offering comfortable living with excellent connectivity.

Externally, the property benefits from off-road parking to the front and a pleasant rear garden, perfect for outdoor enjoyment. Internally, the accommodation briefly comprises a welcoming entrance hall, a generous lounge/diner, a fitted kitchen, and a selection of versatile outbuildings including a utility area and store, offering superb potential for conversion into a home office or additional living space.

To the first floor, you will find two well-proportioned bedrooms and a modern fitted family bathroom.

This home is ideally located for local amenities, making it a fantastic opportunity for a variety of buyers. For further details or to book a viewing, please contact Lee Cooke Estate Agency Group today.

### Location & Area

Situated on the popular Ashmore Park Estate, the property is just a stone's throw from local shops, doctors, dentists, and public houses. Sought-after schools are conveniently located nearby, and excellent bus routes provide easy access to Wednesfield shopping centres, Bentley Bridge Retail Park, and Wolverhampton City Centre.





## Entrance Hall

Having a double-glazed door to front access, stairs to the first-floor landing, doors to various rooms, an under-stairs storage cupboard, and a central heating radiator.

## Lounge Diner

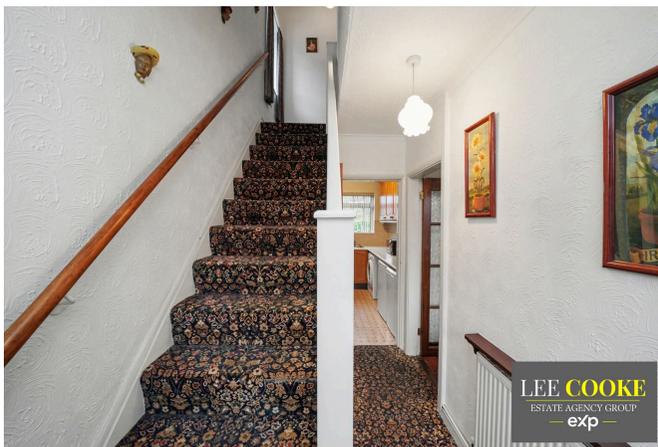
20'1" x 11'4" (max) / 9'5" (min)

Double glazed patio doors to the rear garden, a double-glazed window to the front, two central heating radiators, a door leading from the hall, and a gas fire with a fitted surround.

## Kitchen

9'4" x 7'6"

Having a selection of fitted wall and base units with roll-top work surfaces, plumbing for a washing machine, a single drainer sink unit, and doors to various rooms. Gas hob with oven and extractor, and a wall heater.





## Utility

Having a door leading into the kitchen area, a door to rear access, and a door leading into the side entrance.

## Side Entrance with Store

Having door access to the front and door access leading into the utility area.

## First Floor Landing

Loft access, stairs to the ground floor, doors to various rooms, and a double-glazed window to the side.

## Bedroom 1

13'2" (into recess) x 10'7"

Double glazed window to the rear, central heating radiator, built-in wardrobe, and a door to the landing.

## Bedroom 2

11'0" x 9'6"

Double glazed window to the rear, central heating radiator, built-in wardrobe, and a door to the landing.

## Bathroom

Having a double-glazed window to the rear, a panelled bath with a fitted shower, a pedestal wash basin, a low-level flush toilet, tiled walls, a central heating radiator, and a door to the landing.

## Front Garden

Having tarmacked off-road parking to the front with a dwarf brick-built wall, steps, and a pathway leading to the main entrance.

## Rear Garden

Having a patio area, a lawn area, mature trees, plants, and shrubs.





## Agent Notes

### Services

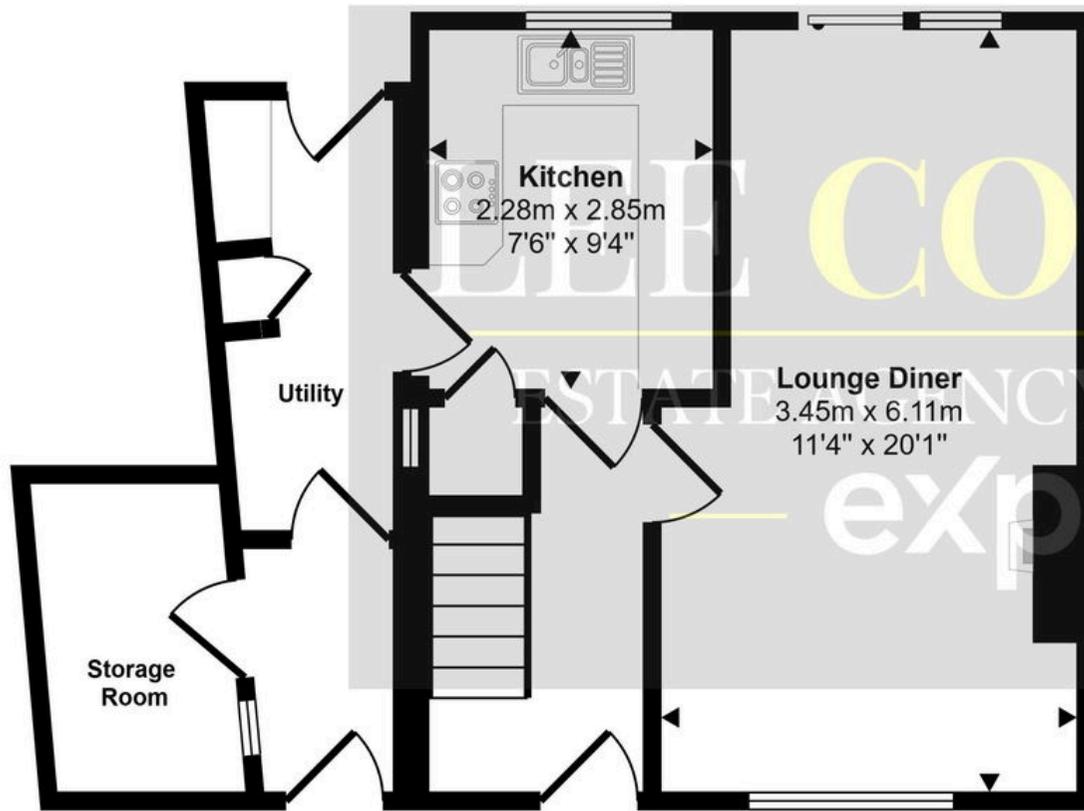
Please confirm with your solicitor regarding the connected services to the property.

### Fixtures and Fittings

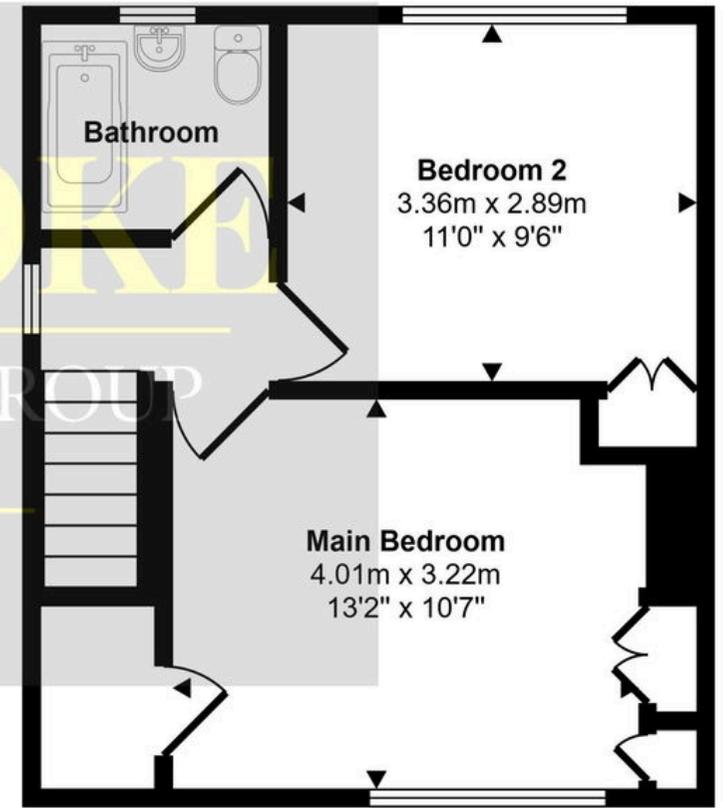
Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

### Consumer Protection

The property details are meant to give a general overview of the property, they don't form any part of a contract. We have not carried out a survey or tested any services or fittings. Measurements, photos, and floorplans greyscales and ariel views are for guidance only and do not represent the properties legal boundaries and should be checked with your solicitor before incurring any costs. All images and information are the copyright of Lee Cooke Personal Estate Agents eXp. We may update these details at any time without notice.



Ground Floor



First Floor

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