



16 Foxlands Avenue, Wolverhampton, WV4 5LX

BERRIMAN
EATON

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This is a charming, detached family home which has the benefit of off road parking, garage and well maintained rear garden. The internal accommodation briefly comprises porch, entrance hall, dining room, extended lounge, fitted kitchen, utility and downstairs cloakroom/wc to the ground floor. To the first floor there are three generous bedrooms and a modern shower room to the first floor. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Foxlands Avenue is situated within a desirable cul-de-sac off Buttons Farm Road which is ideally located for access to the A449 Penn Road which has a wide variety of shops along with regular public transport to Wolverhampton City Centre. There are primary and high schools situated close by.

DESCRIPTION

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ACCOMMODATION

The PORCH is accessed through a composite door with leaded opaque inserts, double glazed windows to the front and side elevations and a tiled floor. The ENTRANCE HALL has a UPVC double glazed door with leaded opaque inserts, staircase with wooden balustrades rising to the first floor landing with large storage cupboard beneath. The DINING ROOM has a double glazed leaded window to the front elevation, wiring for wall lights and radiator. The LOUNGE has double glazed windows to the rear and side elevations, double glazed French doors onto the rear garden, fireplace and two radiators. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated double oven, hob and extractor. There is space for fridge, freezer and dishwasher. There are double glazed windows to the rear and side elevations and door into the UTILITY which has plumbing and space for a washing machine, double glazed window to the rear elevation. The CLOAKROOM has a low level WC, wash hand basin and mixer tap and spotlights. The GARAGE has an elevating door.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the front elevation, airing cupboard which houses the wall mounted central heating boiler, loft access with a pull down ladder. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted bedroom furniture including wardrobes, dressing table and bedside drawers and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The SHOWER ROOM has a walk in shower cubicle with multi headed shower, low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the side elevation, spotlights, heated ladder towel rail, wall mounted steam free mirror and tiled walls.

OUTSIDE

The property benefits from a block paved DRIVEWAY which can park several vehicles off road and gives access to the porch and the garage. The REAR GARDEN has steps down to a lawned area and lower patio with well stocked borders and a large storeroom and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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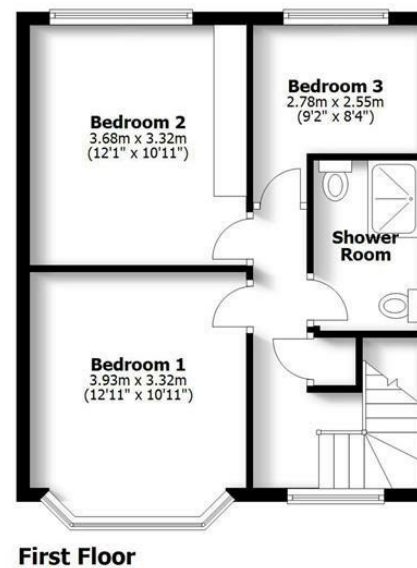
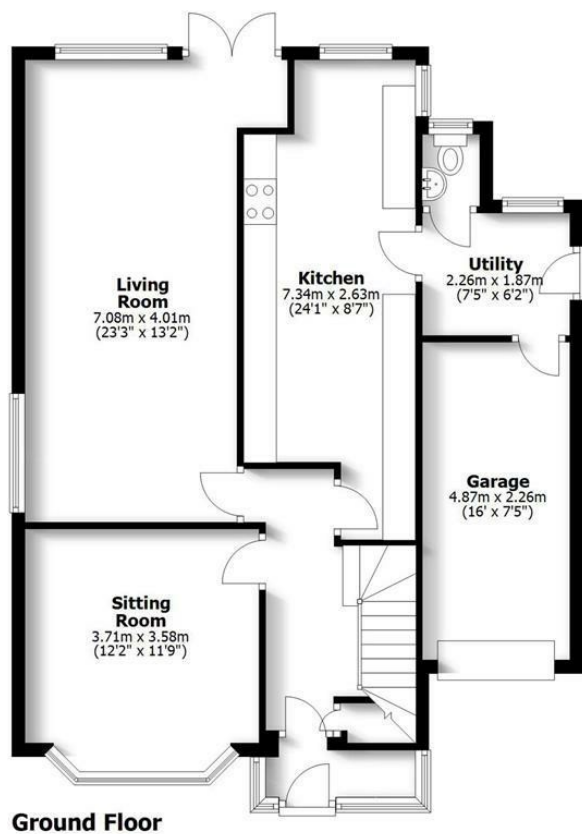
Offers In The Region Of
£385,000

EPC:

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.



16 Foxlands Avenue Wolverhampton



HOUSE: 113.0sq.m. 1217sq.ft.
GARAGE: 11.0sq.m. 119sq.ft.
STORE: 29.3sq.m. 316sq.ft.
TOTAL: 153.3sq.m. 1652sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

