



22 Neville Avenue, Goldthorn Park

A Deceptive Three Bedroom Detached House, Situated In A Popular Residential Area & Ideal For Buyers Requiring A Family Home, Ready To Just Move Into!

22 Neville Avenue, Goldthorn Park, Wolverhampton, WV4 5DP
Asking Price: £290,000

Tenure: Freehold
Council Tax: Band C - Wolverhampton
EPC Rating: C (72) No: 2164-1711-2418-9179-1979
Total Floor Area: 1023.4sq feet (95.1sq metres) Approx.
No Upward Chain

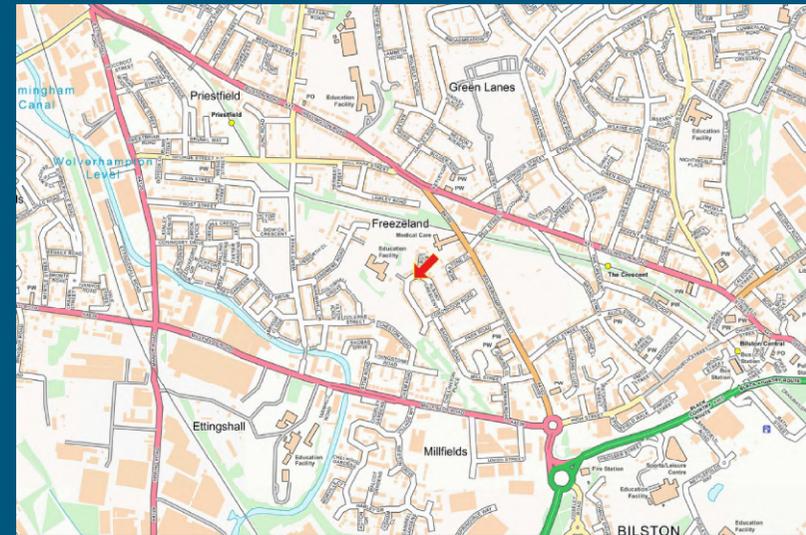
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

Occupying a prime cul-de-sac position just off Dudding Road and therefore is one of the most established residential areas of Wolverhampton, this character detached house has been extended & restyled in recent years to create a most charming family home with a host of quality fittings throughout.

Deceptive externally, the well-designed interior provides a practical layout whilst utilising the maximum space and ideal for purchasers requiring a first class property, ready to just move into. Neatly decorated throughout, the property includes a number of striking aspects including refitted downstairs cloakroom & family bathroom, central heating boiler, new double glazed units and quality flooring and a modern shaker style fitted kitchen.

Offering the charm and appeal of a contemporary property, the well maintained interior which measures at approx. 1,023.1sq feet includes entrance hall with staircase to first floor, a 28ft through living room, inner hall with storage/ utility cupboard & guest WC and the 30ft dining kitchen is fitted with a smart suite of light gloss units. On the first floor there are three bedrooms and a luxury family bathroom. From the landing, there is the further advantage of a hatch with pull down ladder leading to the loft room which could quite easily be converted as a home office etc. At the front of the house is a double width concrete print driveway providing ample off road parking. The enclosed rear garden enjoys an east facing aspect and has been landscaped to offer low maintenance.

Convenient for the majority of amenities including schools, shops, public transport routes and within easy access of the city centre, Neville Avenue is also a short distance from the Birmingham New Road & Black Country Route, therefore perfect for commuting to nearby towns & cities. Offered with No Upward Chain and having the benefit of gas central heating & double glazing, viewing is highly recommended to appreciate this excellent property!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed front door, white vertical radiator, stairs to first floor, laminate flooring and double glazed window to front.

Living Room: 27'5" (8.35m) x 12ft (2.67m)

White modern radiator & standard radiator, coved ceiling, laminate flooring, double glazed window to front and matching French doors to rear garden.

Inner Hall: Laminate flooring and **Storage/ Utility Cupboard** with plumbing for washing machine and laminate flooring. **Guest Cloakroom:** Fitted with white suite comprising low level WC, vanity unit, chrome heated towel rail, concealed wall mounted gas fired Worcester central heating boiler, PVC panelled walls & ceiling, laminate flooring and double glazed opaque window to rear.

Open Plan Dining Kitchen: 30'1" (9.17m) x 7'7" (2.30m)

Fitted with a matching suite of shaker style light gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, stone effect laminate worktops, stainless steel single drainer sink unit with pull out mixer tap, 5-ring gas hob with stainless steel extractor hood over, Bosh electric oven, white vertical radiator with matching horizontal radiator, coved ceiling, laminate flooring and double glazed windows to front & rear.

First Floor Landing: Built in storage cupboard, double glazed window to side and loft hatch with pull down ladder to **Loft Room:** Power, lighting, wood flooring and double glazed opaque window to side.

Bedroom One: 13'7" (4.13m) x 8'8" (2.63m)

Built in triple wardrobe, radiator and double glazed window to front.

Bedroom Two: 10'5" (3.17m) x 8'11" (2.73m)

Built in triple wardrobe, radiator and double glazed window to rear.

Bedroom Three: 9'1" (2.78m) x 6'6" (1.98m)

Built in double wardrobe, radiator and double glazed window to front.

Bathroom: 6'1" (1.85m) x 5'10" (1.78m)

Fitted with a modern white suite comprising panelled bath with shower unit & side screen, vanity unit with matching suspended wall cupboard, low level WC, chrome heated towel rail, tiled walls & flooring, marble effect PVC panelled ceiling, extractor fan and double glazed opaque window to rear.

Rear Garden: Enjoying an east facing aspect and offering low maintenance with full width patio & matching side terraces, shaped centre lawn, timber shed, exterior lighting and surrounding fencing.



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.







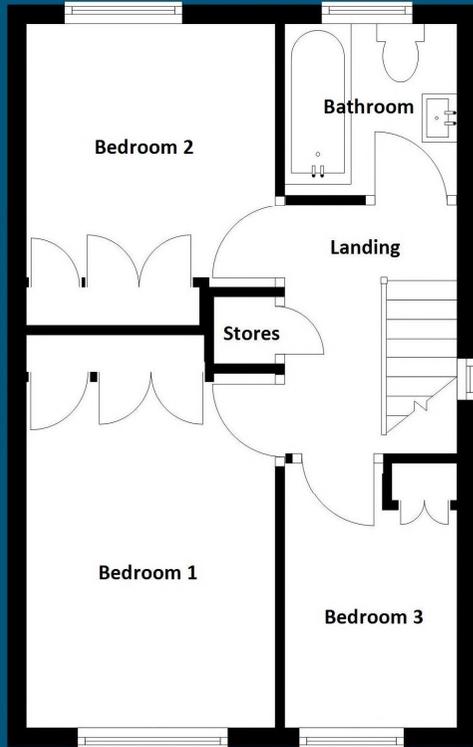






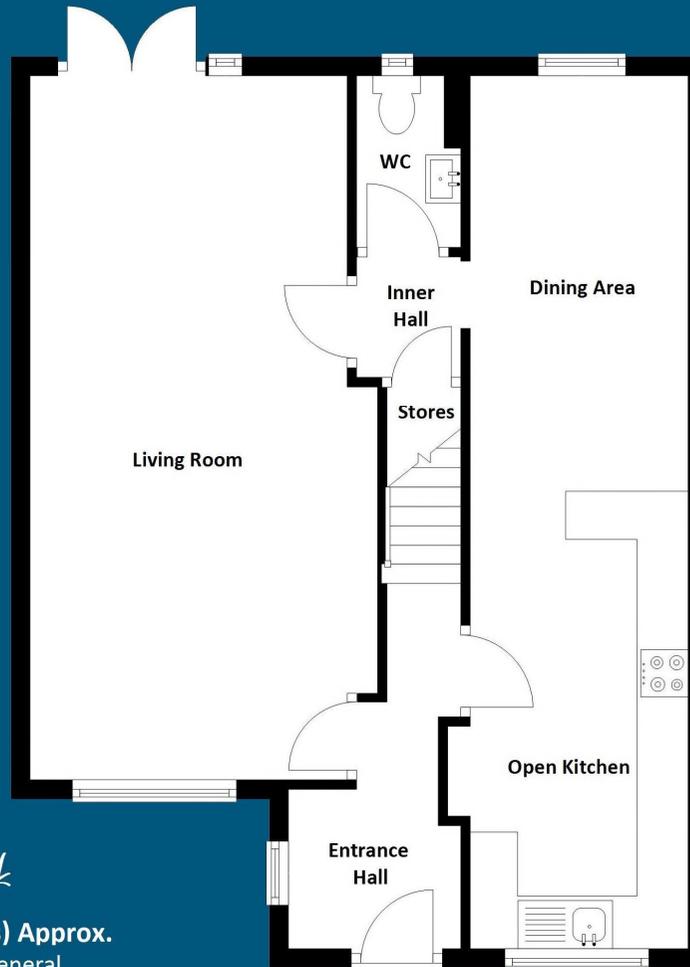
First Floor

Approx.: 370.4sq feet
(34.4sq metres)



Ground Floor

Approx.: 653.1sq feet (60.7sq metres)



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Total Floor Area: 1023.4sq feet (95.1sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



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.

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