Connells

Bayston Avenue
Bradmore Wolverhampton

# Bayston Avenue
# Bradmore Wolverhampton WV3 7JT

for sale offers in the region of
**£260,000**

## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton is proud to bring to the market this immaculately presented and deceptively spacious three bedroom link detached family home in the sought after area of Bradmore. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of having an entrance hall leading to a spacious lounge with open access to separate dining room and adjoining kitchen. The ground floor also has a convenient utility room. Heading upstairs you will find three bedrooms and stylish family bathroom. Outside to the front is off road parking with access to garage with an electric roll shutter door for additional parking or storage options. The rear benefits from having a well presented garden.

## The Location & Area

Conveniently located for local shopping and bus routes into Wolverhampton City centre, the popular Bantock Park is also just a stone's throw away.

## Approach

Set back from the roadside behind off road parking and front garden with access to the main accommodation.

## Entrance Hall

Door to lounge.

## Lounge

15' 5" x 14' 3" ( 4.70m x 4.34m )

Double glazed window to front, two central heating radiators, open access to the dining room.

## Dining Room

10' 1" x 9' 8" ( 3.07m x 2.95m )

French doors to rear garden, central heating radiator, ceiling rose with light point, open access to lounge, door to kitchen.

## Kitchen

9' 6" x 7' 9" ( 2.90m x 2.36m )

Matching wall and base units, one and half stainless steel sink and drainer with mixer, integrated oven and grill, space for fridge and freezer, four ring gas hob, extractor fan, part tiled walls, space for microwave, double glazed window to rears, doors to utility and dining room.

## Utility

9' 8" x 5' 1" ( 2.95m x 1.55m )

Plumbing for washing machine, space for dryer, work top, ceiling light point, double glazed window to rear, doors to rear garden, garage and kitchen.

## First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

## Bedroom One

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed window to front, ceiling light point, central heating radiator.

## Bedroom Two

9' 10" x 9' ( 3.00m x 2.74m )

Double glazed window to rear, ceiling light point, central heating radiator.

## Bedroom Three

9' 10" x 8' 10" ( 3.00m x 2.69m )

Double glazed window to rear, ceiling light point, central heating radiator.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin unit, ceiling light point, part tiled walls, double glazed window to front, extractor fan, cupboard housing wall mounted boiler.

## Outside Rear

Paved patio area, lawn, metal shed, mature trees, outside tap point.

## Garage

17' x 7' 8" ( 5.18m x 2.34m )

Electric roll shutter door, shelving, ceiling light point.

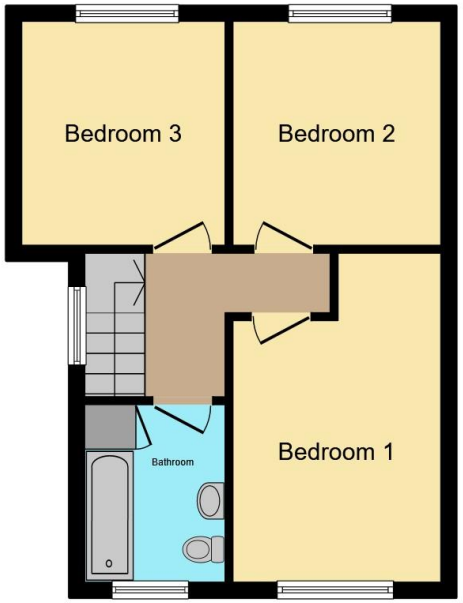
## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Relax

Milly

**Ground Floor**




**First Floor**

Total floor area 95.0 m² (1,023 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

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