

41 Woodcroft Avenue, Tipton, DY4 8AE

BERRIMAN EATON



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This is a charming, traditionally appointed detached family home occupying a private position within this desirable road and having the benefit of off road parking, garage and well established and private rear garden. The internal accommodation briefly comprises porch, entrance hall, lounge, sitting room, garden room, fitted kitchen and cloakroom to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. The property benefits from a newly replaced central heating boiler and double glazing.

EPC : E
WOMBOURNE OFFICE

LOCATION

Woodcroft Avenue is located on the outskirts of the popular Foxyards Development with walking distance to local shops including an Aldi Supermarket. There is excellent access onto the Birmingham New Road which gives access to Birmingham and Wolverhampton as well as neighbouring trains stations at Dudley Port. The property is close to the Black Country Living Museum and Castle Gate Business park ideal for recreational activities.

DESCRIPTION

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ACCOMMODATION

The PORCH has UPVC double opening door giving access through an original wooden stained glass leaded door with matching side panels, the staircase rises to the first floor landing with pantry. The LOUNGE has a double glazed bay window with stained glass top openers, electric fire with surround and radiator. The SITTING ROOM has double glazed window to the rear elevation, coal effect gas fire with surround and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surface with inset single drainer sink unit and mixer tap, space for oven, fridge freezer and plumbing for washing machine. There is a double glazed window to the rear elevation, tiled floor and door into the LOBBY which has a door into the CLOAKROOM which has a low level WC, wash hand basin and mixer tap and single glazed opaque window. The lobby has a door into the garden and the GARAGE which has an elevating door. The GARDEN ROOM has double glazed window and polycarbonate roof.

front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window with stained glass top openers to the front elevation, fitted wardrobe and radiator. The BATHROOM is fitted with a white suite which comprises bath, separate shower cubicle, pedestal wash hand basin, low level WC, loft access, airing cupboard, tiled floor and double glazed opaque window to the rear elevation.

OUTSIDE

The property sits behind a low dwarf wall with a block paved DRIVEWAY in a herringbone style, lawned foregarden with well stocked and planted borders. There is side access into the REAR GARDEN which has a paved patio, extensive lawn, a selection of fruit trees and well stocked and planters borders, a veritable oasis.

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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Wombourne Office
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www.berrimaneaton.co.uk

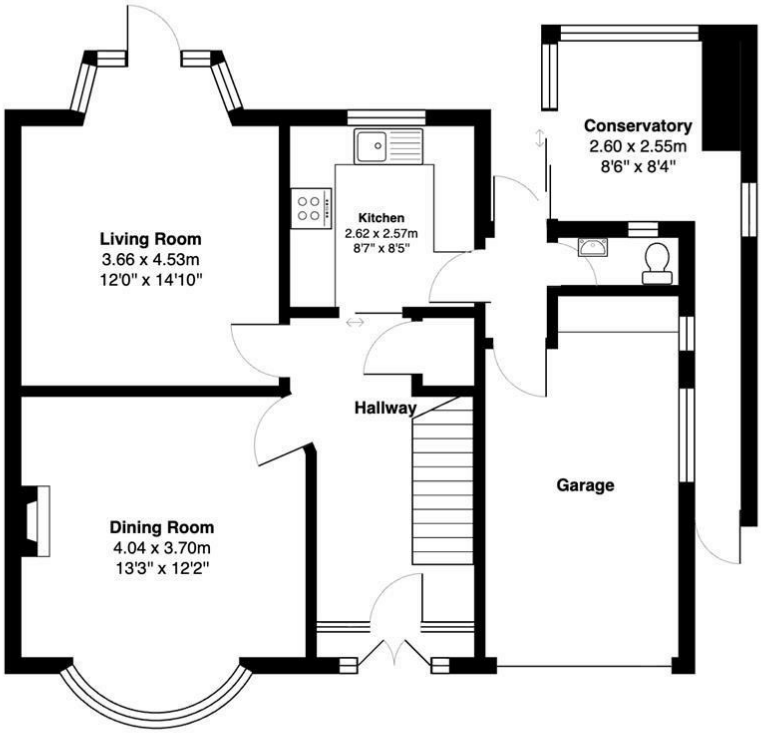
Offers In The Region Of
£340,000

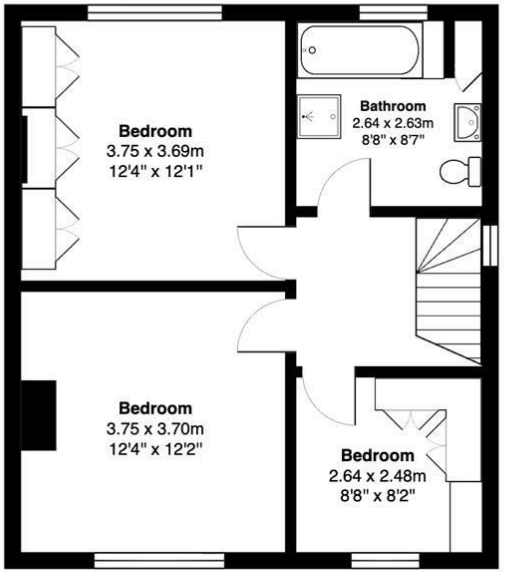
EPC: E

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.







Total Area: 128.9 m² ... 1388 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)







