Rocester Avenue | Wolverhampton | WV11 3AU

Asking Price £225,000

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Summary

DECEPTIVELY SPACIOUS THREE BEDROOM HOMEFITTED KITCHEN**FITTED BATHROOM**DRIVEWAY AND GARAGE*PERFECT FIRST TIME BUY OR INVESTMENT**POPULAR LOCATION**VIEWING ESSENTIAL**

Webbs Estate Agents are delighted to present this deceptively spacious semi-detached house located on Rocester Avenue in Wolverhampton. This charming property boasts three well-proportioned bedrooms, making it an ideal family home. The house is situated in a popular residential area, conveniently close to local amenities, including shops, schools, and excellent transport links.
As you approach the property, you will notice the attractive block-paved frontage, which adds to its curb appeal. Upon entering, you are welcomed by an entrance porch that leads into a hallway. The through lounge diner is a generous space, perfect for both relaxation and entertaining. Adjacent to this area is a separate fitted kitchen, which provides access to the side garage, offering additional storage or potential for further development.
The first floor features three spacious bedrooms, each providing ample room for furnishings and personal touches. The family bathroom is conveniently located to serve all bedrooms, ensuring comfort and practicality for everyday living.

Key Features

- THREE BEDROOMS
- FITTED BATHROOM
- DECEPTIVELY SPACIOUS
- POPULAR LOCATION
- VIEWING ESSENTIAL
- FITTED KITCHEN
- DRIVE AND SIDE GARAGE
- PERFECT FIRST TIME BUY OR INVESTMENT
- CLOSE TO ALL LOCAL AMENITIES
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Rooms and Dimensions

Entrance Porch
5'11" x 4'4" (1.81m x 1.34m)

Hall
12'4" x 6'0" (3.78m x 1.84m)

Lounge Diner
22'11" x 10'3" (7.00m x 3.14m)

Kitchen
10'2" x 6'11" (3.12m x 2.12m)

First Floor Landing

Bedroom One
13'7" x 10'1" (4.16m x 3.09m)

Bedroom Two
10'4" x 10'3" (3.15m x 3.13m)

Bedroom Three
13'8" x 6'7" (4.17m x 2.01m)

Family Bathroom

Side garage
20'8" x 8'0" (6.30m x 2.44m)

Identification Checks B

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Approximate total area(1)

84.4 m²

Reduced headroom

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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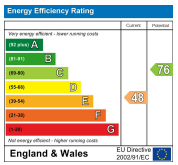

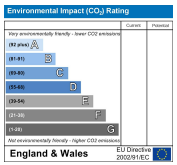

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