



**Connells**

Carlton Avenue  
Wolverhampton



### Property Description

Connells Wolverhampton are pleased to bring to market this two bedroom semi-detached home in a popular area and would be suitable for first time buyers, investors or those seeking to downsize.

The property comprises of entrance hallway, through lounge/ dining room, open plan kitchen area, two generously sized bedrooms, spacious bathroom. Externally there is generous off road parking to front and a beautifully presented generously sized rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated on the popular Carlton Avenue just a stone's throw away from the sought after D'Eyncourt School. The Cannock Road with links the M54 and M6 motorways are within close proximity along with shops, doctors, dentists and public houses with eateries. Wednesfields Bentley Bridge retail park and Wednesfield shopping centre along with New Cross hospital are nearby.

### Approach

Front garden area and off road parking.

### Entrance Hallway

Stairs to first floor, door to though lounge dining area and kitchen area.

### Through Lounge/ Diner

26' 2" max x 12' 7" mac ( 7.98m max x 3.84m mac )

Double glazed window to front, two radiators, french doors to rear garden, open access to kitchen area.

### Kitchen

12' 3" x 5' 4" ( 3.73m x 1.63m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, plumbing point for washing machine, integrated electric oven, four ring gas hob, extractor hood above, spotlights, wall mounted boiler, single glazed window to side, double glazed window to rear.

## First Floor Landing

Loft access, single glazed window to side, doors to bedrooms and bathroom.

## Bedroom One

12' 9" x 11' 1" ( 3.89m x 3.38m )

Double glazed window to front, storage cupboard, radiator.

## Bedroom Two

12' 2" x 8' ( 3.71m x 2.44m )

Double glazed window to rear, radiator, fitted wardrobes.

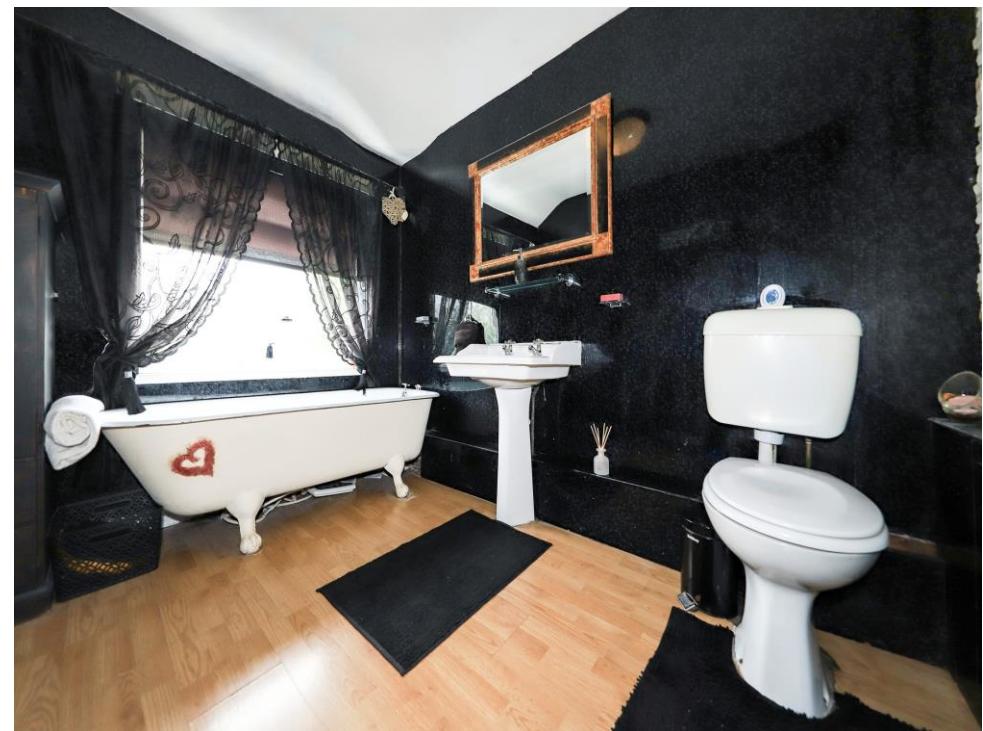
## Bathroom

Free standing bath tub, low flush wc, wash hand basin, radiator, double glazed window to rear.

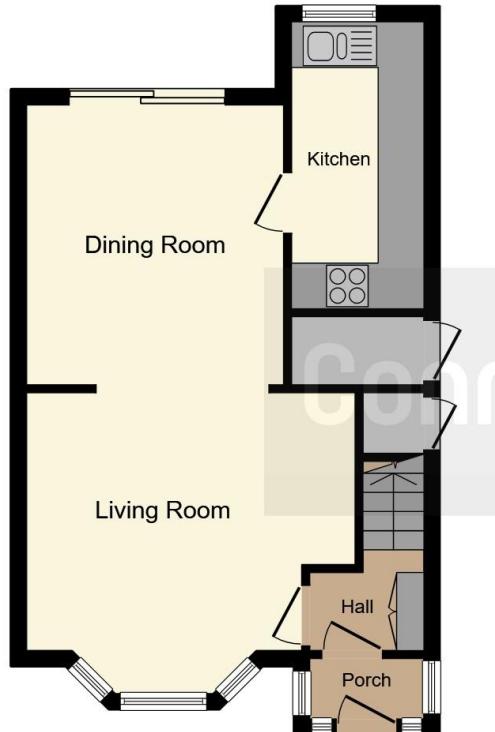
## Outside Rear

Paved patio area with lawn, two brick built storage sheds with one housing power supply, outside single socket point, outside tap, double gates leading to the front access.









**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

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