



Connells

Farmbrook Avenue
Fordhouses Wolverhampton

Farmbrook Avenue Fordhouses Wolverhampton WV10 6NE

for sale
£200,000



Property Description

Notice Of Offer

43 Farmbrook Avenue, Wolverhampton, WV10 6NE

We advise that an offer has been made for the above property in the sum of £210,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Connells 81 - 83 Darlington Street, Wolverhampton, West Midlands, WV1 4EX
01902 710170

"AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME IN A POPULAR AREA BOASTING NO ONWARD CHAIN"

Comprising porch, entrance hall, lounge, kitchen, dining area, utility, ground floor wc, three bedrooms, bathroom, off road parking, rear garden and garage - EPC rating D

Samuel Thornework from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this fantastic opportunity to purchase an extended three bedroom family home in the popular Oxley area which boasts NO ONWARD CHAIN. Call Connells today to book your viewing.

Internally the property comprises of having a porch leading to an entrance hall, access to front reception room used as a lounge, extended kitchen offering versatile room with useful dining area. The ground floor also has a utility area and ground floor wc. Heading upstairs you will find three bedrooms and family bathroom. Outside to front is off road parking and a rear garden. The property also benefits from having a garage for additional storage space or parking which conversion potential subject to relevant permissions.

The Location & Area

Set to the north of Wolverhampton City Centre in the Fordhouses area, ideally situated for access to i54 commercial development, M54 and adjoining M6 motorways. Numerous local schools, bus routes and shopping facilities nearby.

Approach

Set back from the roadside behind a paved driveway leading to the main accommodation and garage.

Porch

Door to entrance hall.

Entrance Hall

Door to front, stairs rising to first floor, central heating radiator, doors to lounge and kitchen.

Lounge

14' 5" max x 12' 5" max (4.39m max x 3.78m max)

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

Kitchen

18' 9" x 8' 1" (5.71m x 2.46m)

Matching wall and base units, integrated oven, hob, extractor hood, part tiled walls, ceiling light point, doors to dining area.

Dining Area

18' 7" x 9' 4" (5.66m x 2.84m)

Two double glazed window to rear, two ceiling light points, central heating radiator.

Utility

12' 7" x 7' 7" (3.84m x 2.31m)

Double glazed window to rear, window to side, ceiling light point, door to rear garden, doors to ground floor wc and garage.

Ground Floor Wc

Low flush wc.

First Floor Landing

Doors to various rooms.

Bedroom One

11' 6" max x 10' 4" max (3.51m max x 3.15m max)

Double glazed window to front, fitted wardrobe, ceiling light point.

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

Double glazed window to rear, ceiling light point.

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window to rear, ceiling light point

Bathroom

Double glazed window to front, low flush wc, wash hand basin, panelled bath, part tiled walls.

Garage

14' 3" x 7' 9" (4.34m x 2.36m)

Double doors to front, ceiling light point, access to ground floor wc.

Outside Rear

Overgrown rear garden with plenty of potential.

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





To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335552



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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