



Festival Avenue, Wednesbury, WS10

Offers In Excess Of £230,000

The Property Experts UK

| 07418610759





- Walking Distance to Darlaston
- Two Double Bedrooms
- Modern Fitted Kitchen
- Off Road Parking
- Generous Garden
- Cul De Sac Location

••Ground Floor:••

Step inside and you're welcomed by a bright entrance hall leading into a spacious lounge, where a large bay window fills the room with natural light.

The lounge flows through to a generous dining room, perfect for family meals or having friends over, with French doors opening straight out to the garden. Just off this space is a sleek, modern kitchen with a high-gloss finish, designed to be both stylish and practical.

There's also the added bonus of a handy storage/utility area and a downstairs W.C.

••First Floor:••

Upstairs, you'll find two really good-sized double bedrooms. The main bedroom offers plenty of space for storage and furniture, while the second bedroom is ideal for guests, children or even a home office.

Freehold

Property and Services information

Mobile Coverage: 4G/5G coverage is available in the area - please check with your provider.





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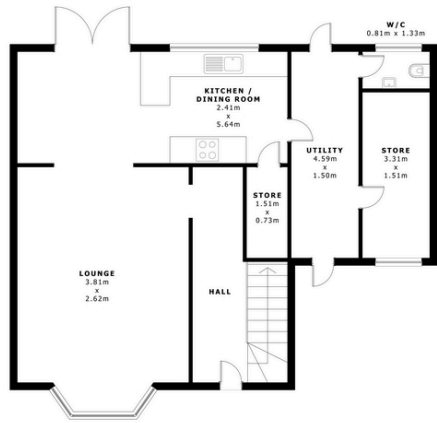
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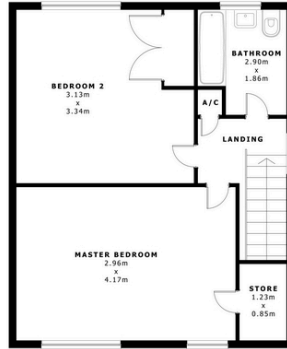
 275 m²

 74 m²





Ground Floor



First Floor

29 Festival Avenue, Wednesbury - Sales Plan

Total: 73m² / 794ft²

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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