



Connells

Avondale Road
Newbridge Wolverhampton

Avondale Road Newbridge Wolverhampton WV6 0AL

for sale offers in the region of
£280,000



Property Description

Connells Wolverhampton are pleased to present to market this well maintained and traditional semi-detached family home. Located in the popular area of Newbridge with nearby transport links into Wolverhampton City Centre this property promises to be the ideal choice for growing families.

Set over three floors of living accommodation the ground floor comprises of an internal porch, entrance hall, lounge, second reception room and dining room off the fully fitted kitchen with range style gas oven. On the first floor there are three well proportioned bedrooms and a stylish family bathroom boasting bath tub and separate shower cubicle. Meanwhile on the second floor is the master bedroom to complete the internal accommodation.

Externally the property continues to impress with an enclosed rear garden ideal for entertaining friends and family as well as a brick built outbuilding ideal for storage solutions or conversion into home office of entertainment space.

Viewing is highly recommended to appreciate this fantastic family home on offer.

Location And Area

This property offers superb access to the City of Wolverhampton where there is a wealth of small boutiques, major chain stores and a good choice of public inns and cafes. The location also benefits from a good choice of local schools, bus, train and motorway links.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Stairs to first floor landing, radiator, doors to various rooms.

Ground Floor wc

Double glazed window to side, wc, wash hand basin, half tiled walls, fully tiled flooring.

Lounge

13' x 12' 2" (3.96m x 3.71m)

Double glazed bay window to front, radiator and open fire.

Second Reception Room

13' 5" x 11' 4" (4.09m x 3.45m)

Double glazed patio doors to rear leading to the garden, radiator.

Kitchen

15' 4" x 11' 4" (4.67m x 3.45m)

Double glazed window to side and rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, Range Master style gas oven and gas hob, double glazed door to side with access to rear garden.



Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to side, radiator, store cupboard.

First Floor Landing

Store cupboard, stairs to second floor landing.

Bedroom Two

17' 2" x 12' 2" (5.23m x 3.71m)

Two double glazed windows to front, radiator.

Bedroom Three

13' 5" x 11' 5" (4.09m x 3.48m)

Double glazed window to rear, radiator.

Bedroom Four

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps, separate shower cubicle, tiled walls and floors.

Bedroom One

17' 2" x 14' 8" (5.23m x 4.47m)

Double glazed window to side, radiator.

Outside Front

On street parking

Outside Rear

Patio, lawn, outdoor tap, outbuilding.

Outbuilding

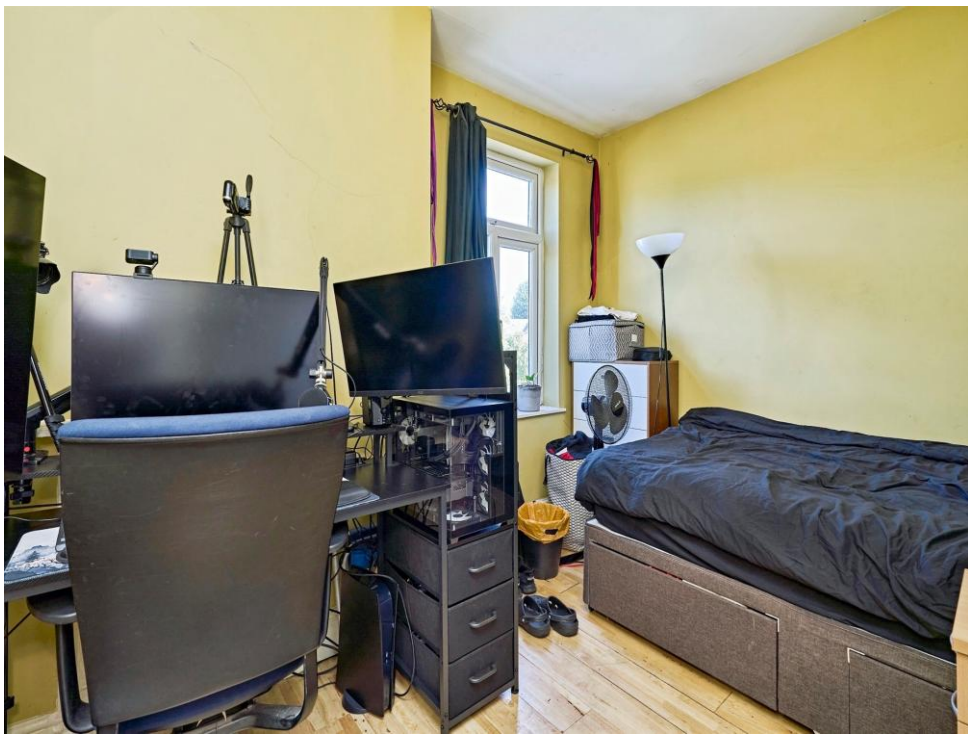
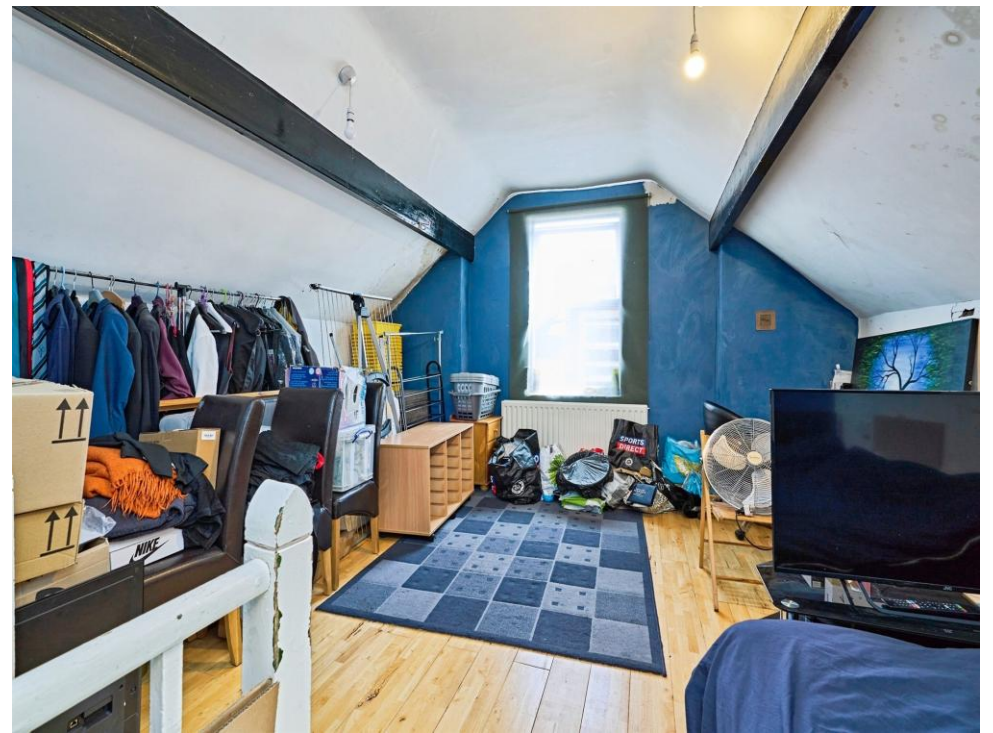
13' x 12' 6" (3.96m x 3.81m)

Door and window to front.

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









Total floor area 172.2 m² (1,853 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335683



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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