





2 FANCOURT AVENUE

WOLVERHAMPTON, WV4 4HY

OFFERS IN THE REGION OF £260,000

FREEHOLD

Well presented traditional three bedroom semi-detached home situated in a much sought after location convenient for a range of amenities including highly regarded schools, shops and access to public transport. The property has been improved by the current owner and features spacious and well proportioned accommodation throughout comprising entrance hall, separate living & dining rooms, kitchen, three bedrooms, family bathroom and a low maintenance garden to the rear. A resin driveway provides ample off road parking.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

2 FANCOURT AVENUE

• Well Presented Three Bedroom Semi-Detached Home • Sought After Penn Location • Separate Living & Dining Rooms • Three Bedrooms • Extensive Driveway Providing Off Road Parking • Low Maintenance Garden To Rear





APPROACH

The property is approached via a large driveway providing off road parking for a number of vehicles.

ENTRANCE HALL

Staircase to the first floor landing, radiator, under stairs cupboard and doors to the living room and dining area.

LIVING ROOM

12'7" into bay x 10'4"

Double glazed bay window to the front and radiator.

DINING AREA

11'5" x 10'5"

Double glazed windows to the rear, tiled floor, part glazed door opening out to the rear garden and an opening to the kitchen.

KITCHEN

8'3" x 5'7"

Double glazed window to the rear, part glazed door to the side, tiled floor, part tiled walls, fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for various household appliances.

FIRST FLOOR LANDING

Double glazed window to the side, loft access hatch and doors to:

BEDROOM ONE

13'1" into bay x 10'4"

Double glazed bay window to the front and radiator.

BEDROOM TWO

11'6" x 10'7"

Double glazed window to the rear and radiator.

BEDROOM THREE

6'11" x 6'2"

Double glazed window to the front.

BATHROOM

Double glazed obscure window to the rear and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

REAR GARDEN

To the rear of the property is a pleasant enclosed low maintenance garden. A side gate provides access to the front.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B.

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The

cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

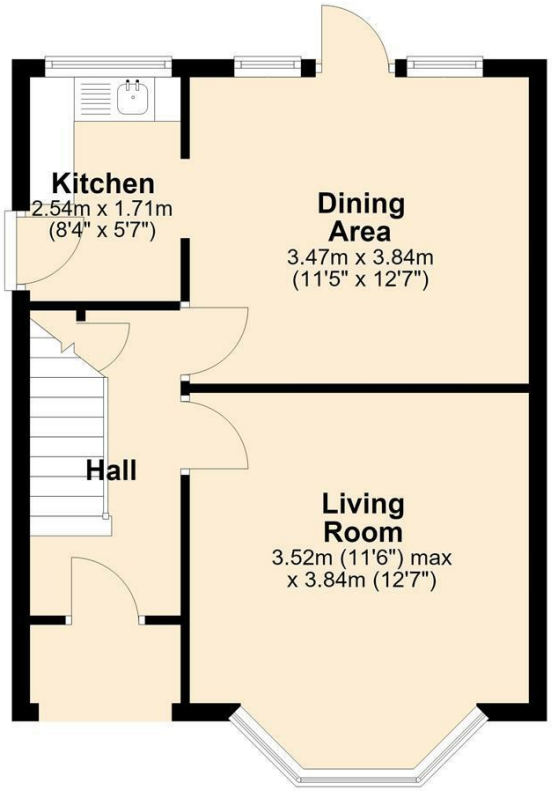
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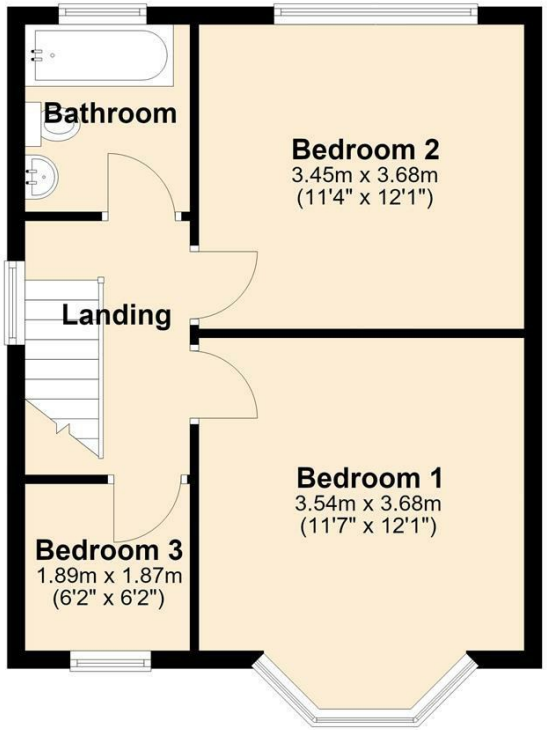




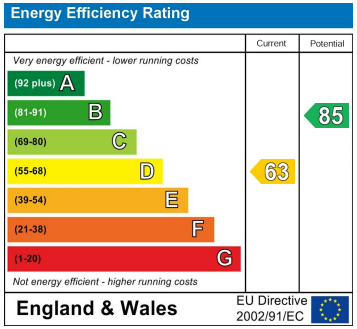
Ground Floor



First Floor







SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements