Connells

Wren Avenue
Perton Wolverhampton

Wren Avenue
Perton Wolverhampton WV6 7TS

for sale offers over
£390,000

Property Description

Connells Wolverhampton are delighted to presented to market this detached family home set on a corner plot in a cul-de-sac location. Located in the local area of Perton, this well presented and thoughtfully designed family home offers spacious living accommodation. Viewing is highly recommended, call Connells today to book your viewing.

Internally the property comprises a welcoming entrance porch leading to entrance, lounge with feature bay window, kitchen diner, utility, downstairs shower room and study/Bedroom Five. Upstairs there are four bedrooms with master boasting a walk-in wardrobe. A family bathroom completes the internal accommodation. Externally the property continues to impress with off road parking to front and ample garden to rear benefiting from the corner plot location.

The Location & Area

Set to the west of Wolverhampton City Centre in the Perton area on a popular residential estate, only a short distance away from numerous local schools. Also this property is ideally located for local supermarket, library and numerous eateries.

Entrance Porch

Double glazed door to front with matching side panels.

Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor landing.

Lounge

16' 11" into bay x 12' 10" max (5.16m into bay x 3.91m max)

Double glazed bay window to front, central heating radiator, gas fireplace.

Kitchen Diner

16' 2" x 10' 11" (4.93m x 3.33m)

Double glazed window to rear, a range of wall and base units, work surfaces, sink and drainer, integrated electric double oven, gas hob, central heating radiator, pantry/store cupboard, access to utility and downstairs shower room, double glazed sliding doors to rear giving access to the garden.

Utility

Wall and base units, work surfaces, plumbing for appliances, central heating radiator, loft access, tiled floor, double glazed door to rear leading to garden.

Shower Room

Double glazed window to side, wc, wash hand basin, shower cubicle, extractor fan, central heating radiator, tiled walls, tiled flooring.

Study/ Bedroom Five

15' 11" x 7' 6" (4.85m x 2.29m)

Garage conversion. Double glazed window to front.

First Floor Landing

Loft access, storage cupboard, doors to various rooms.

Bedroom One

12' 11" max x 12' 10" excluding walk-in wardrobe (3.94m max x 3.91m excluding walk-in wardrobe)

Double glazed window to front, central heating radiator, fitted wardrobe, further walk-in wardrobe with double glazed window to front.

Bedroom Two

13' 4" into wardrobe x 7' 10" (4.06m into wardrobe x 2.39m)

Double glazed window to front, central heating radiator, fitted wardrobe.

Bedroom Three

9' 3" x 9' (2.82m x 2.74m)

Double glazed window to rear, central heating radiator.

Bedroom Four

8' 11" x 6' 6" (2.72m x 1.98m)

Double glazed window to rear, central heating radiator.

Family Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps and shower over, central heating radiator, shaver point, tiled walls.

Outside Front

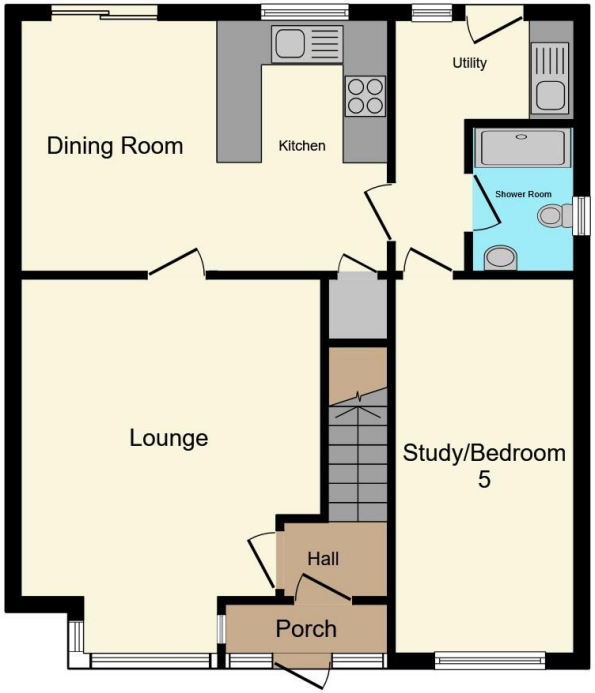
Off road parking, side lawn.

Outside Rear

Decking area, generous lawn, variety of borders and shrubs, two timber frame pergolas, storage shed, tap, outdoor lights, gated side access.

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.



Ground Floor

First Floor

Total floor area 114.3 m² (1,230 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336111

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.