



## 30 WELLINGTON AVENUE WOLVERHAMPTON, WV3 7EP

OFFERS IN THE REGION OF £225,000  
**FREEHOLD**

NO CHAIN - Most attractive two bedroom semi-detached home in a popular cul-de-sac off Church Road convenient for a range of amenities including well regarded schools, shops and access to public transport with the wider amenities of Penn, Bradmore and Wolverhampton City Centre all within easy reach. The property features both well appointed and well proportioned accommodation throughout comprising entrance hall, living room, dining kitchen, two bedrooms and bathroom. To the rear is a pleasant enclosed garden with a useful store.





# 30 WELLINGTON AVENUE

- Available With No Onward Chain • Charming Semi-Detached Home • Situated Towards The Head Of A Quiet Cul-De-Sac • Well Presented & Well Appointed Accommodation Throughout • Two Double Bedrooms • Mature Enclosed Rear Garden • Ideal For First Time Buyers • Sought After Location Convenient For A Range Of Amenities



## APPROACH

The property is approached via a block paved courtyard.

## ENTRANCE HALL

Radiator, obscure window to the front, staircase to the first floor landing and doors to the living room and dining kitchen.

## LIVING ROOM

Double glazed bay window to the front, radiator and feature fireplace with tiled hearth.

## DINING KITCHEN

Double glazed window to the rear, radiator, feature fireplace with tiled hearth, part tiled floors, part tiled walls, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and integrated appliances including fridge, dishwasher and washing machine.

## FIRST FLOOR LANDING

Loft access hatch and doors to:

## BEDROOM ONE

Two double glazed windows to the front, radiator and decorative fireplace.

## BEDROOM TWO

Double glazed window to the rear, radiator and decorative fireplace.

## BATHROOM

Double glazed obscure window to the rear, towel rail, tiled walls, ceiling down lighters and suite comprising low level w.c, pedestal wash hand basin and P-shaped panelled bath with electric shower above.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a gravel seating area and lawn beyond bordered by a number of mature trees and shrubs. There is also a useful brick store and a side gate providing 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.

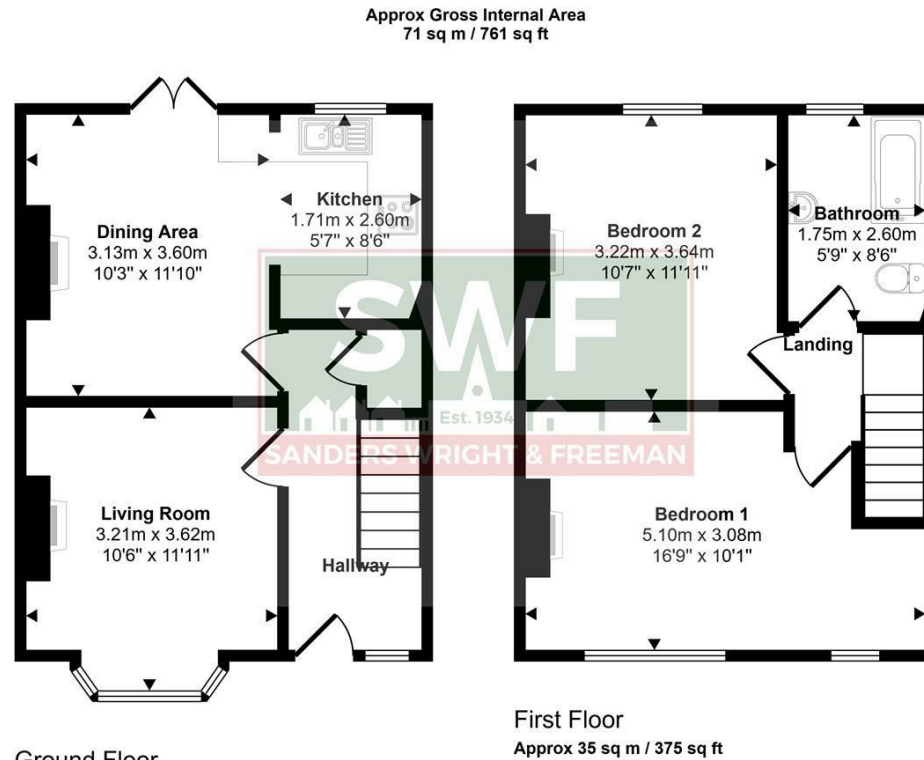
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

#### **OTHER INFORMATION**

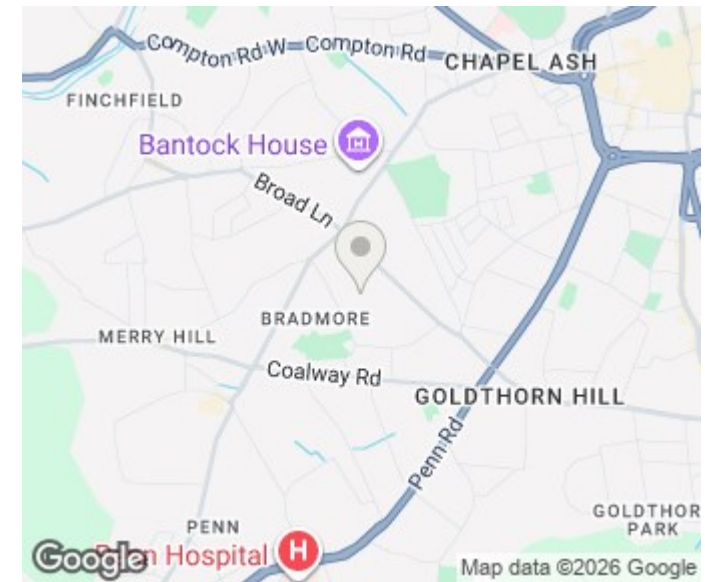
The agent understands that a grant of probate is currently outstanding.

## 30 WELLINGTON AVENUE





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



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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