



37 PAXTON AVENUE
WOLVERHAMPTON, WV6 7SG

OFFERS IN THE REGION OF £199,950
FREEHOLD

Two bedroom semi-detached home in a highly sought after location of Perton, available with NO ONWARD CHAIN. The property has a driveway providing off road parking and comprises entrance hall, living room, dining kitchen, two bedrooms and bathroom. To the rear is an enclosed lawned garden.



37 PAXTON AVENUE

- NO ONWARD CHAIN • SOUGHT AFTER
- LOCATION • TWO BEDROOMS • DINING
- KITCHEN • DRIVEWAY PROVIDING OFF ROAD
- PARKING • REAR GARDEN



ENTRANCE HALL

Radiator, staircase to the first floor landing, doorway to the living room.

LIVING ROOM

13'5" x 10'3"

Double-glazed window to the front, radiator, doorway to the dining kitchen.

KITCHEN / DINING ROOM

13'3" x 9'1"

Double-glazed window and double doors to the rear, radiator, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

FIRST FLOOR LANDING

BEDROOM ONE

13'3" max x 9'5"

Two double-glazed windows to the front, radiator, built in wardrobe.

BEDROOM TWO

11'3" x 6'9"

Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, close-coupled w.c, pedestal wash hand basin, and panelled bath.

REAR GARDEN

To the rear of the property is an enclosed garden with paved patio and lawned garden beyond. A gated side passage leads to the driveway

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

COUNCIL TAX

South Staffordshire Council - Tax Band B

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

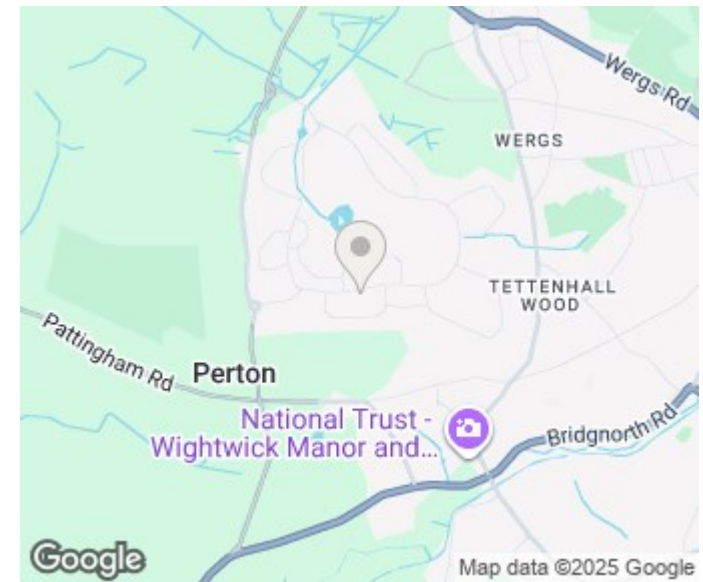
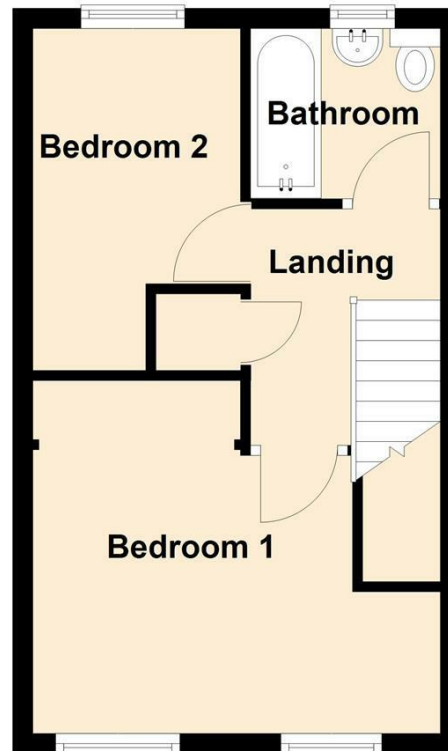
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Ground Floor



First Floor



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