



11 Woodside, Ashmore Park, Wolverhampton, WV11 2PT

BERRIMAN  
EATON

# 11 Woodside, Ashmore Park, Wolverhampton, WV11 2PT

A three bedroom semi-detached property which is in excellent condition and comes to the market with no upward chain.

## LOCATION

The property stands in an established residential area within Ashmore Park and the centres of both Wednesfield and Wolverhampton. There are a wide range of local facilities within easy reach including The Hub at Ashmore Park, New Cross Hospital is within convenient travelling distance and the area is well served by schooling.

## DESCRIPTION

11 Woodside has well appointed accommodation over both ground and first floors. The ground floor has a contemporary breakfast kitchen, a lounge, a guest cloakroom and plenty of storage. The first floor has three good size bedrooms and a bathroom. The rear garden has a seating area and shrubs to the borders. The property benefits from double glazing and gas central heating.

## ACCOMMODATION

A double glazed PORCH has a glazed door with side window opening into the HALL with wood laminate flooring, coved ceiling and a useful understairs store. The LOUNGE has a double glazed bay window to the front, coved ceiling, a remote control gas fire with formal surround and a door to an INNER HALL with understairs storage, a GUEST CLOAKROOM with WC and wash basin and a door to the kitchen and a door to a rear PORCH with a large store and a double glazed patio door to the rear garden. The BREAKFAST KITCHEN has a range of cream fronted wall and base units with roll top working surfaces, a stainless steel sink and drainer, a four ring electric hob with filtration unit above, plumbing for a washing machine, integrated double electric oven, space for a fridge freezer, ample space for dining and double glazed windows to the front and rear and a pantry.

Stairs from the hall rise to the first floor landing with a linen cupboard and a storage cupboard housing the Vaillant boiler. BEDROOM ONE is an excellent size double room with two double glazed windows overlooking the front. BEDROOM TWO is a good size double room with a double glazed window overlooking the front, a large walk in wardrobe and a storage cupboard. BEDROOM THREE is a good room in size with a double glazed window to the rear garden and built in wardrobe. The BATHROOM has a panelled bath with waterfall shower over and a handheld shower attachment, wash basin with vanity cupboard beneath, WC, part tiled walls and a double glazed window.

## OUTSIDE

There is an area of communal parking with a walled frontage to the properties set back from the road. A paved path leads from the parking area through shaped lawns with a private path leading to 11 Woodside.

There is shared, gated side access to the REAR GARDEN has a paved patio to the rear of the property with a path between two areas of lawn with mature shrubs to the borders.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND A – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows the four main providers cover the area  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 11 Woodside Wednesfield

**TOTAL: 90.9sq.m. 978sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



