



Avalon, Langley Road, Penn, Wolverhampton, West Midlands, WV4 4XX

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A pleasantly positioned three bedroom detached residence with open fields to the front and recently refurbished kitchen and bathroom suites.

NO UPWARD CHAIN

LOCATION

Situated in a favoured neighbourhood with views over Staffordshire farmland and close to various facilities afforded within Merry Hill, Compton and the neighbouring village of Wombourne. The area has schooling in both sectors and extensive amenities can be found at Wolverhampton City centre.

DESCRIPTION

Avalon stands well back from Langley Road and has an extensive off road gravel drive with side lawn and access to the double garage. It benefits from full double glazing, gas central heating and within the last couple of years both bathroom suites and kitchen have been completely updated.

ACCOMMODATION

ENTRANCE HALL with wood effect flooring and wiring for wall light. Fully tiled SHOWER ROOM with W.C., pedestal wash basin, shower with raindrop head, double glazed obscured glass window to side elevation and wall mounted heated towel rail. Fully tiled KITCHEN with cream wall and base mounted units with butchers block work surface, Belfast sink with mixer tap, integrated fridge, built-in electric Zanussi oven with four ring gas hob and stainless steel extractor fan with light above, ceramic floor tiling, double glazed window to front elevation and side door to small UTILITY with plumbing for washing machine.

At the end of the hall is a SPACIOUS LOUNGE/DINING ROOM with a feature minster style fireplace housing pebble effect electric fire, large understairs storage cupboard, double glazed window to rear garden, wood effect flooring throughout and double glazed patio sliding door for rear access to garden.

A two rise staircase leads off the hallway to LANDING with double glazed window to side and access to roof storage space via pull down ladder. There are THREE BEDROOMS, two

overlooking the rear and one overlooking open fields. Fully tiled SPACIOUS BATHROOM with P-shaped bath with raindrop head shower over, pedestal wash basin, W.C., wall mounted chrome heated towel rail, ceramic floor tiling and boiler set within a concealed unit.

OUTSIDE

The property is approached over a gravel drive giving parking for several vehicles. DOUBLE GARAGE with elevating door, concrete floor, power and door to WORKSHOP at rear. The rear garden comprises timber decking, lawn with shrub borders and secured by panel fencing.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

South Staffordshire District Council. BAND: D

SERVICES

Verification should be obtained from your surveyor.

POSSESSION

Vacant possession will be given on completion.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING

Contact the WOMBOURNE OFFICE

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744

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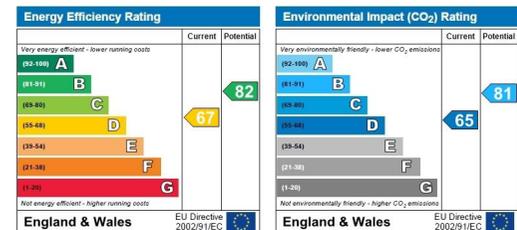
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WV5 9DP
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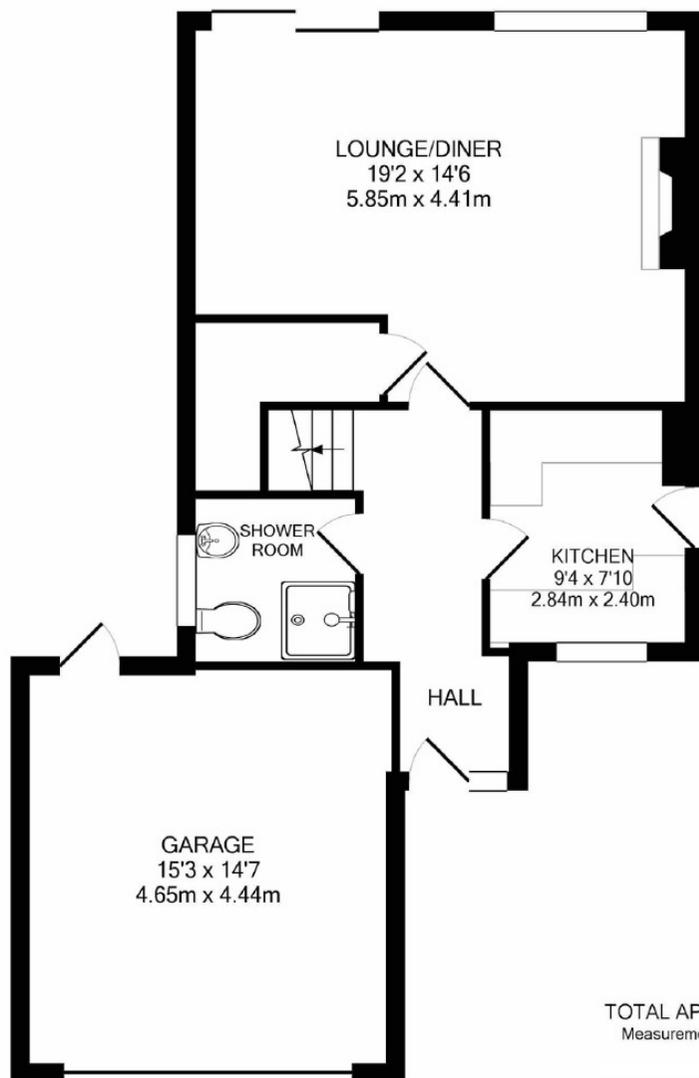
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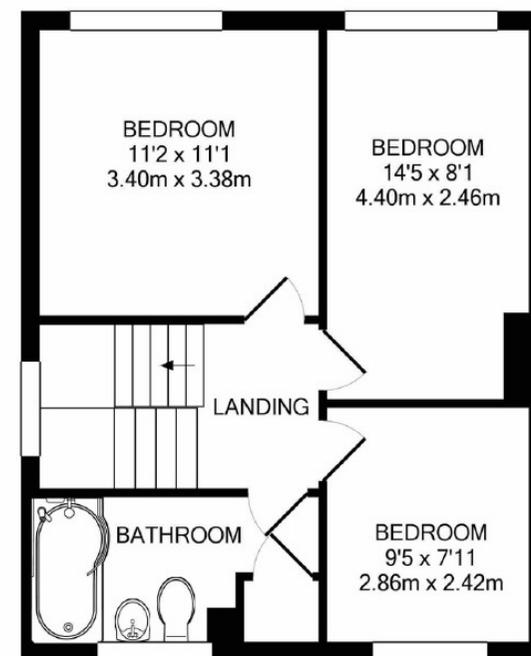
Offers around
£295,000



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.



GROUND FLOOR



1ST FLOOR

AVALON, LANGLEY ROAD
TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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