



**CASH BUYERS
ONLY**

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BERRIMAN EATON
for sale
01902 247744
www.berriman-eaton.co.uk

26 The Avenue, Castlecroft, Wolverhampton, WV3 8LR

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EATON**

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A well located, detached residence standing in a popular residential area and which requires a comprehensive scheme of modernisation and refurbishment throughout.
CASH BUYERS ONLY. PLEASE REQUEST STRUCTURAL REPORT PRIOR TO VIEWING
We are in receipt of an offer of £190,000 subject to contract and anyone wanting to place a higher offer must do so before legal exchange.

LOCATION

26 The Avenue stands in an established and sought after residential area with a wide range of local facilities being readily accessible and with easy access to the city centre. The area is well served by schooling and is an ideal family environment.

DESCRIPTION

The property comprises a detached three bedroom house with well proportioned living accommodation standing in a good plot.

The property has recently been rewired but would benefit from a comprehensive scheme of improvement and refurbishment affording purchasers the opportunity to personalise the residence to their own individual tastes and preferences. There is ample scope for extensions (subject to gaining all of the usual and necessary consents).

ACCOMMODATION

An open, arched porch has a double glazed front door with double glazed windows to either side opening into the HALL with an under stairs storage cupboard. There is a RECEPTION ROOM with a light, through aspect with double glazed, walk in bay windows to both the front and rear, ample space for both lounge and dining areas, a ceramic tiled fireplace and a door into the KITCHEN with a basic range of wall and base mounted units and sink, a double glazed side window and a double glazed window and door to the garden.

A staircase from the hall rises to the first floor landing with a double glazed window to the side and access to the roof space. BEDROOM ONE is a good size double room with a walk in double glazed bay window to the front and picture rail. BEDROOM TWO is also a good size double room with a walk in double glazed bay window to the rear, picture rail and built in wardrobes. BEDROOM THREE is a good size room with a double glazed window to the rear and the bathroom has a white suite with a panelled bath, WC and pedestal basin, part tiled walls, a double glazed window and an airing cupboard with hot water cylinder and linen shelf.

OUTSIDE

The property stands behind a good frontage with a front lawn, stocked beds and borders and DRIVEWAY to one side providing ample off street parking. There is a DETACHED PRE-CAST GARAGE and a good size REAR GARDEN with a paved patio, garden store and shaped lawn.

REWired

The property has recently been rewired and a certificate will be available to the buyer during the conveyancing process.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

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Asking Price
£199,950

EPC: E

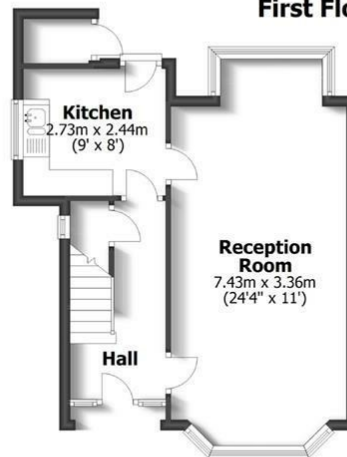
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**26 THE AVENUE
CASTLECROFT**



First Floor



Ground Floor

HOUSE: 78.2sq.m. 842sq.ft.
GARAGE: 15.1sq.m. 162sq.ft.
TOTAL: 93.3sq.m. 1004sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

