



29 Bath Avenue, Wolverhampton, WV1 4EG

BERRIMAN  
EATON

## 29 Bath Avenue, Wolverhampton, WV1 4EG

A large, three bedroom detached property with the benefit of no upward chain in a sought-after residential location. The property would benefit from a gentle scheme of updating.

### LOCATION

Bath Avenue stands in a well-established and popular residential area less than a mile from the city centre.

The property is within easy walking distance of the picturesque open spaces of West Park which has over 40 acres of grounds with an ornamental lake, children's play area, outdoor gym, tennis courts and tearoom.

The city centre itself provides a full complement of shopping and leisure facilities, the area is well served by schooling and WV Active Central is within easy walking distance with its public swimming pool and gymnasium.

### DESCRIPTION

29 Bath Avenue occupies a corner plot and has well proportioned accommodation over two floors with three reception rooms and a kitchen to the ground floor and three double bedrooms and a shower room to the first floor. Whilst the property has been well looked after by the current owner, it would benefit from a scheme of updating which give the buyers the opportunity to make the home "their own". The property has the benefit of an alarm.

### ACCOMMODATION

A glazed PORCH with tiled floor and wiring for wall light has a front door with inset, coloured and leaded window opening into the HALL with a door to the rear garden. The DINING ROOM has a walk in bay, coved ceiling, wiring for wall lights, an electric fire and a LIFT which is fully serviced which could be left or removed should buyers so wish. The LOUNGE has leaded doors to the rear garden and a leaded window to the side, coved ceiling, a gas fire set in a briquette surround with stone hearth and mantle. There is a BREAKFAST ROOM with a window to the side, shelved store cupboard and a walk in understairs pantry with shelving and a porthole window. The KITCHEN has a range of wall and base units with working surfaces over, four ring gas hob with filtration unit above, integrated double oven, stainless steel sink and drainer, plumbing for a washing machine and a window and door to the rear garden.

Stairs from the hall rise to the first floor landing with a porthole leaded and coloured window to the front, leaded window to the side and front and access to the loft which is partially boarded with a drop down ladder. BEDROOM ONE is a good size double room with a walk in bay window and a window to the side and a lift. BEDROOM TWO is also a good size double room with a dual aspect with leaded windows and BEDROOM THREE is also a double room with built in wardrobes and an oriel window. The SHOWER ROOM has a tiled shower cubicle, wash basin with vanity cupboards beneath, WC, heated ladder towel rail, storage cupboards, tiled walls and two windows.

### OUTSIDE

29 Bath Avenue sits behind a low rise boundary wall with a wrought iron pedestrian gate opening onto the paved forecourt with screening shrubs to the borders. There is a DRIVEWAY to one side set behind wrought iron gates.

There is gated side access to the REAR GARDEN with a paved patio wrapping around the side and rear of the house providing ample seating areas, shaped lawn with mature and flowering shrubs to the borders. There is an external WC and a brick built store housing the Worcester Bosch boiler.

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

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£350,000

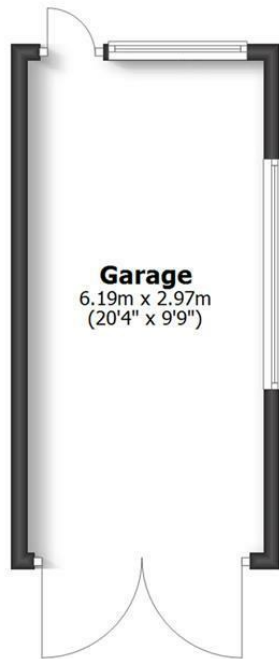
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

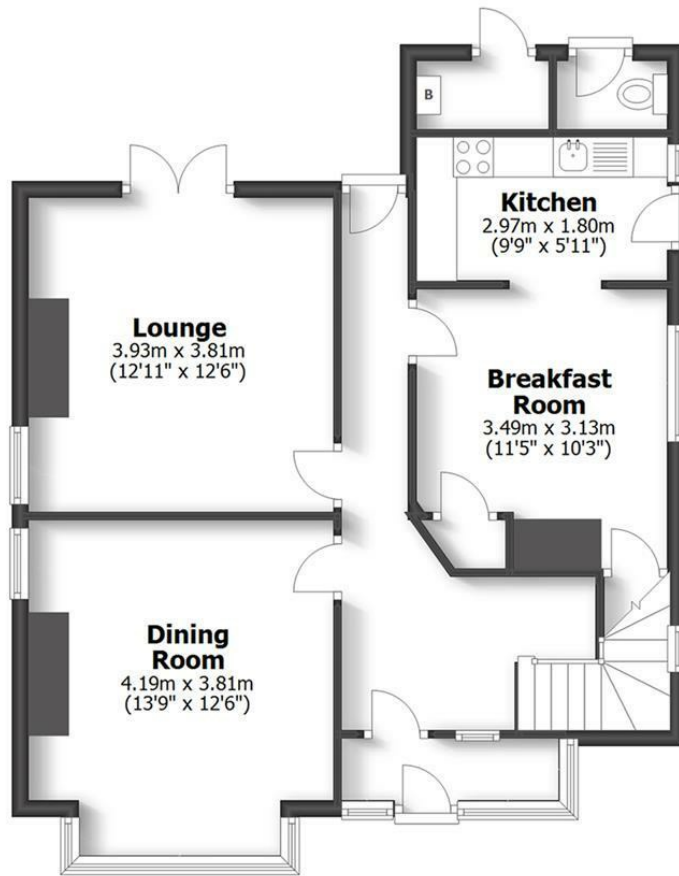


**29 Bath Avenue  
Wolverhampton**

HOUSE: 123.6sq.m. 1331sq.ft.  
 GARAGE: 18.4sq.m. 198sq.ft.  
**TOTAL: 142.0sq.m. 1529sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Garage**  
 6.19m x 2.97m  
 (20'4" x 9'9")



**Lounge**  
 3.93m x 3.81m  
 (12'11" x 12'6")

**Kitchen**  
 2.97m x 1.80m  
 (9'9" x 5'11")

**Breakfast Room**  
 3.49m x 3.13m  
 (11'5" x 10'3")

**Dining Room**  
 4.19m x 3.81m  
 (13'9" x 12'6")

**Ground Floor**



**Bedroom 2**  
 3.93m x 3.79m  
 (12'11" x 12'5")

**Shower Room**  
 4.09m x 1.63m  
 (13'5" x 5'4")

**Bedroom 3**  
 3.13m x 2.85m  
 (10'3" x 9'4")

**Bedroom 1**  
 4.19m x 3.79m  
 (13'9" x 12'5")

**First Floor**

