



69 Fancourt Avenue, Wolverhampton, WV4 4HZ

BERRIMAN
EATON

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A well-appointed three bedroom family residence providing extended accommodation to the ground floor.

LOCATION

A well-positioned, semi-detached residence standing in a sought after address. The property is ideally located for local amenities and the further facilities and amenities afforded by the city centre, with a variety of schools in both sectors. Regular bus routes along the Penn Road and Warstones Road provide public transport to the city centre and surrounding areas.

DESCRIPTION

69 Fancourt Avenue is a well presented family home, offering spacious accommodation over two storeys. The property has been extended to the rear to create a modern open plan living space. The property benefits from a large living kitchen, living room and utility to the ground floor, two good size double bedrooms, a shower room and family bathroom and also offers double glazing and gas central heating.

ACCOMMODATION

A composite front door with double glazed windows to the side opens into the ENTRANCE HALL having tiled flooring and an understairs storage cupboard. The LIVING ROOM is of a good size with a double glazed bay window the front. The LIVING KITCHEN has been extended to the rear to create a superb open plan living space fitted with a comprehensive range of wall and base mounted units with fitted work tops having Quartz overlay and a coordinating centre island with further cupboard space, a breakfast bar and integrated USB ports, additional integrated appliances include a five ring gas fired hob with Russell Hobbs extractor fan, two Sharp electric ovens, a microwave, fridge and freezer, sink unit and tiled flooring. There is space for a seating area with wiring for a wall mounted TV, double glazed windows and French door to the rear and a skylight. A door follows to the UTILITY with wall and base mounted units with fitted work tops and tiled splashback, a stainless steel sink, space for a washing machine and dryer, tiled flooring, integrated ceiling lights and a storage cupboard. The SHOWER ROOM has been fitted with a modern suite of WC and vanity unit with hand basin and cupboards below, shower cubicle with rainfall shower, chrome heated towelling rail, integrated ceiling lights and a double glazed window to the rear.

Stairs rise to the first floor LANDING with a double glazed window to the side elevation. The PRINCIPAL BEDROOM comprises a double room with a double glazed bay window to the front. BEDROOM TWO is also a double room in size having a double glazed window to the rear. BEDROOM THREE has a double glazed window to the front elevation. The FAMILY BATHROOM comprises a panelled bath with rainfall shower, WC, vanity unit with hand basin and draws below, chrome heated towel rail, tiled walls and flooring and a double glazed window to the rear.

OUTSIDE

The property stands behind pleasant frontage with a paved drive providing off street parking and a gravelled area to the side. The STORE having a composite door to the front with panels either side allows for ample storage space also fitted with an electric car charging point. The REAR GARDEN provides a charming outlook with a paved patio and shaped lawn.

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

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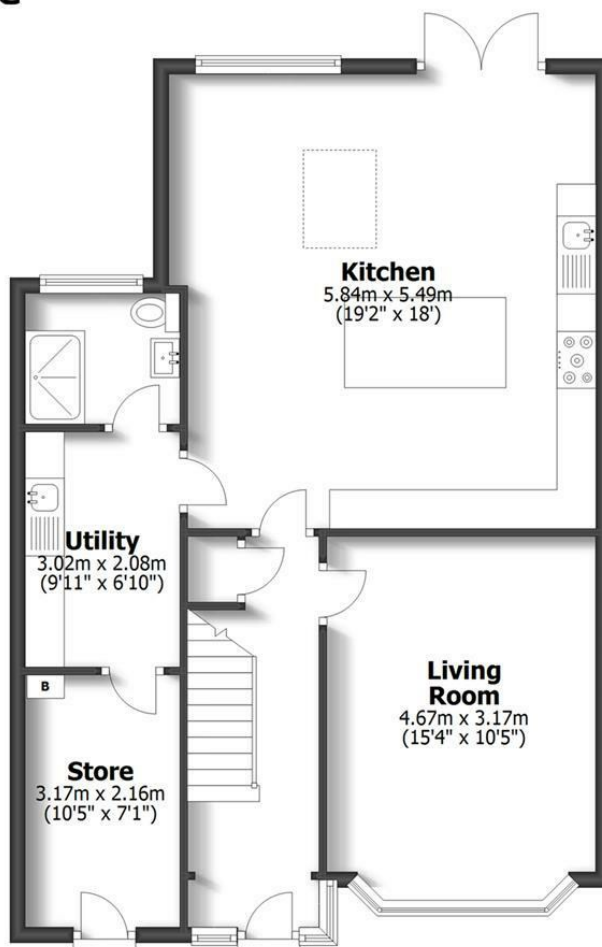
Offers Around
£305,000

EPC: E

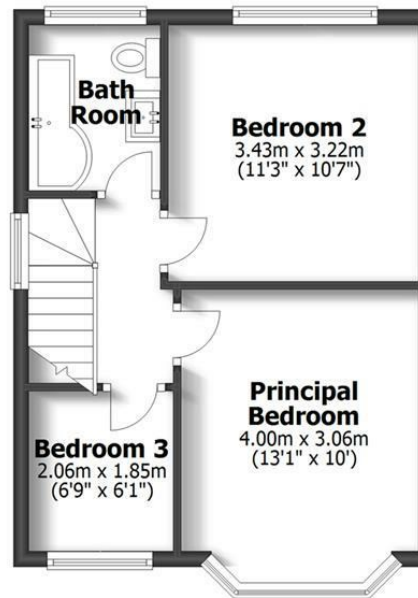
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



69 Fancourt Avenue
Penn



Ground Floor



First Floor

HOUSE: 98.9sq.m. 1065sq.ft.
STORE: 6.9sq.m. 74sq.ft.
TOTAL: 105.8sq.m. 1139sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

