



50 Beechwood Avenue, Wednesfield, Wolverhampton, WV11 1DT

BERRIMAN
EATON

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A spacious and well-appointed three-bedroom extended semidetached property, recently refurbished throughout, situated in a convenient and sought-after location.

LOCATION

Beechwood Avenue stands close to the comprehensive local amenities within Wednesfield and the Bentley Bridge Retail Park whilst Wolverhampton City Centre is within convenient travelling distance. Communications are excellent with the motorway network being accessible via the M54 (J1) which facilitates fast travel to Birmingham and the entire industrial West Midlands. Furthermore, the area is well served by schooling in both sectors and lies within easy reach of New Cross Hospital.

DESCRIPTION

The property has been thoughtfully updated to a good standard and offers well-appointed accommodation throughout, comprising a lounge, open-plan living dining kitchen and a guest cloakroom to the ground floor. Upstairs, there are three good size bedrooms, and a contemporary family bathroom finished with modern fittings. Externally, the property has off-street parking to the front, an enclosed rear garden and benefits from gas central heating, with a new boiler fitted June 2025 and double glazing throughout.

ACCOMMODATION

A composite door opens into the HALL having herringbone style laminate flooring, feature wall panelling, inset ceiling down lighters and understairs storage cupboard. The LOUNGE has a walk in bay window to the front and picture rails. A door from the hall opens into the open plan LIVING/DINING KITCHEN comprising wall and base shaker style units with fitted wood effect working surface, composite sink and drainer, integrated appliances including dishwasher, oven with four ring hob above and washing machine, a wall mounted gas central heating boiler, window to the side and rear elevations, French doors to the rear and a further door opening into the ENCLOSED SIDE PASSAGE having doors to the front and rear and GUEST CLOAKROOM with feature wall panelling, rear window and WC with wash hand basin.

Stairs with wooden balustrading and feature wall panelling rise to the first floor LANDING with side window, access to the loft and inset ceiling down lighters. BEDROOM ONE is a double room in size with a walk in bay window to the front. BEDROOM TWO is also a double room with window to the rear and BEDROOM THREE has window to the front. The BATHROOM comprises a modern suite of panelled bath with rainfall shower over, vanity unit with wash hand basin and cupboard beneath, inset ceiling down lighters, tiled flooring and part tiled walls, WC, heated towel rail and double glazed window.

To the front there is a gravelled DRIVEWAY bordered by block paving, providing off-street parking for two vehicles. The REAR GARDEN has a paved patio and pathway, a shaped lawn edged by a low brick wall, and mature hedged and shrubbed borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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 there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows low

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Lettings Office

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Wombourne Office

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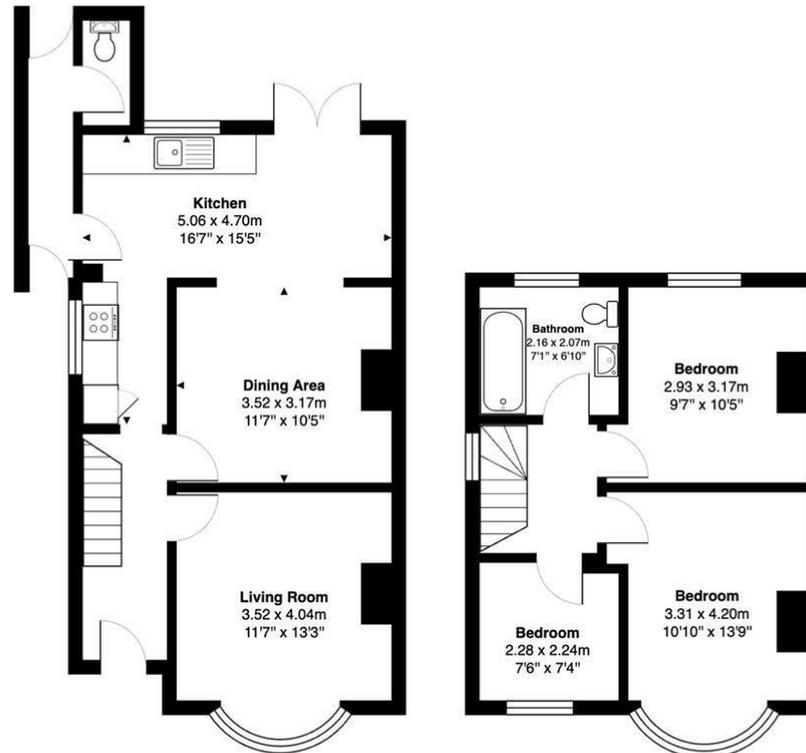
wombourne@berrimaneaton.co.uk

Offers Over
£280,000

EPC: D

www.berrimaneaton.co.uk

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.



Total Area: 88.5 m² ... 952 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

