



11 Thruxton Avenue, Wolverhampton, WV10 6GJ

BERRIMAN
EATON

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A well presented four bedroom detached property in an ideal location for access to the City Centre and the entire motorway network.

LOCATION

Built on the former Goodyear estate, Goodyear neighbourhood park is just a short distance away providing a childrens play area, basket ball court and two tennis courts. The A449 facilitates fast access to the city centre and the entire motorway network via both the M54 and M6.

DESCRIPTION

11 Thruxton Avenue was built in 2016 and has an EPC rating of B. There is well proportioned accommodation over both ground and first floors and has the benefit of no estate charge which most new build properties have to pay. There are contemporary kitchen and bathroom suites, good parking provision with a driveway to the side and a garage and there is an EV charging point.

ACCOMMODATION

A composite front door opens into the HALL with tiled flooring, a window to the side, a useful storage cupboard and a GUEST CLOAKROOM with WC, corner wash basin, tiled floor, part tiled walls and a double glazed window. The LOUNGE has a double glazed window to the front, wiring for a wall mounted TV and Karndean flooring. The DINING KITCHEN has tiled flooring and integrated ceiling lighting throughout with double glazed windows and French doors with plantation shutters opening onto the rear garden. The kitchen area has a range of contemporary gloss fronted wall and base units, a one and a half bowl sink with double glazed window with plantation shutters above, a four ring gas hob with extractor fan above, integrated wine fridge, integrated AEG oven and microwave oven and grill, an AEG dishwasher, a fridge freezer, a concealed wall mounted Ideal gas fired central heating boiler, there is ample space for dining and there is a LAUNDRY with coordinating unit and work surface to those in the kitchen with space for a washing machine, tiled floor and a double glazed window to the side with plantation shutter.

Stairs from the hall with a double glazed window to the side with plantation shutter rise to the first floor landing with access to the loft and a linen cupboard with slated shelf and pressurised hot water cylinder. The PRINCIPAL BEDROOM SUITE is a good size double with a double glazed window to the front with plantation shutters and an EN-SUITE SHOWER ROOM with a double shower cubicle, pedestal wash basin, WC, tiled floor and tiled walls. BEDROOM TWO is also double in size with a double glazed window to the rear. BEDROOM THREE is double in size with a double glazed window and plantation shutters to the front and BEDROOM FOUR is a good size and is currently being used as a dressing room with a double glazed window to the rear. The BATHROOM has a panelled bath with shower over and shower scree, WC, pedestal wash basin, tiled floor, tiled walls and a double glazed window with plantation shutter.

OUTSIDE

To the front of the property a paved path leads to the front door with matured shrubs to either side and external lighting. There is a DRIVEWAY to the side laid in tarmac with an EV charger and the GARAGE has an up and over door, concrete floor, electric light and power.

There is gated side access to the REAR GARDEN with a paved entertainment patio with a shaped lawn beyond with a further patio laid in slate chips and a greenhouse.

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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is likely coverage for all four main providers both indoors and 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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

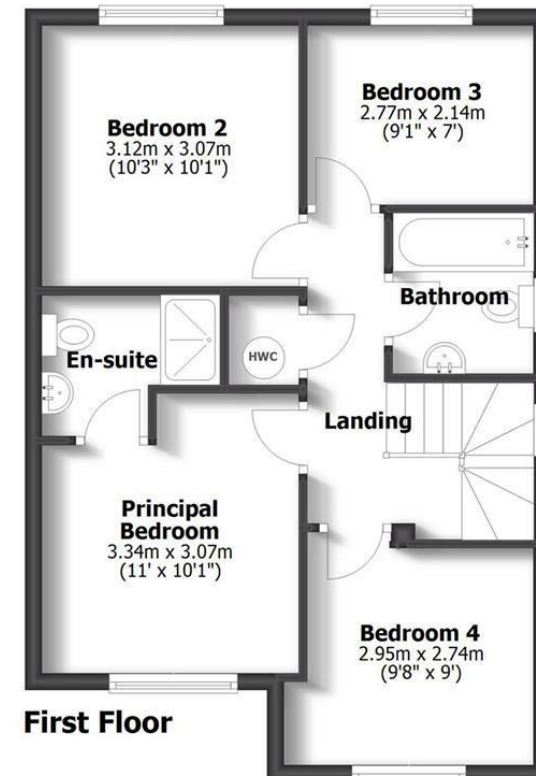
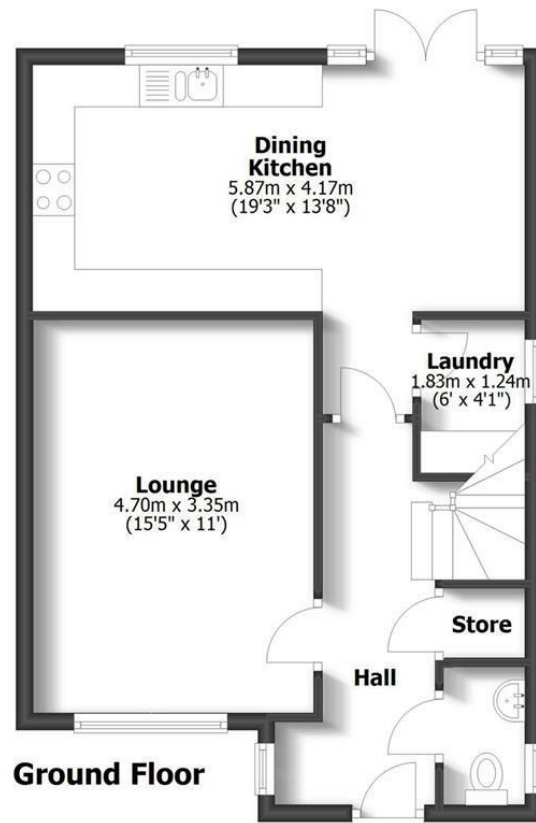
Offers Around
£330,000

EPC: B

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.



11 THRUXTON AVENUE WOLVERHAMPTON



HOUSE: 97.5sq.m. 1049sq.ft.
GARAGE: 16.7sq.m. 180sq.ft.
TOTAL: 114.2sq.m. 1229sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

