



15 Thruxton Avenue, Wolverhampton, WV10 6GJ

BERRIMAN
EATON

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A two bedroom end terrace 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

A conveniently located end terrace property comprising a kitchen, guest cloakroom and lounge/diner to the ground floor together with two double bedrooms and bathroom to the first floor. The property also benefits from off street parking, enclosed rear garden, gas central heating and double glazing throughout.

ACCOMMODATION

A double glazed door opens into the HALLWAY with storage cupboard housing wall mounted Ideal gas central heating boiler and a GUEST CLOAKROOM with WC and wash hand basin. The KITCHEN has wall and base mounted cupboards with fitted working surface, integrated, over and hob, space for a fridge freezer, washing machine, stainless steel sink and drainer and double glazed window to the front elevation. The LOUNGE/DINING ROOM has laminate flooring, double glazed side window and double glazed French doors to the rear.

Stairs with wooden balustrading rise to the first floor LANDING. BEDROOMS ONE and TWO are both good size double rooms with double glazed windows and storage cupboard.

OUTSIDE

To the front of the property there is paved pathway leading to the front door with a range of shrubbery, to the side there is a DRIVEWAY laid in tarmac and

gated side access to the REAR GARDEN which is laid to lawn with a paved patio and shrubbed and gravelled 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 and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

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 very low risk.

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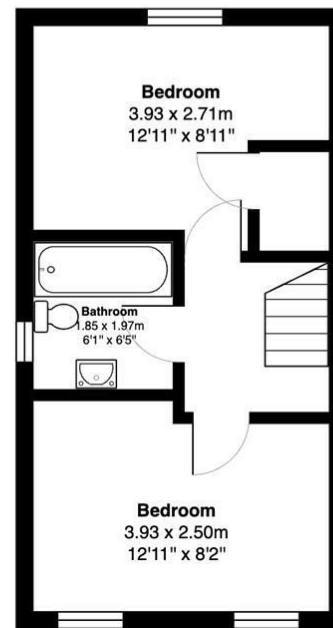
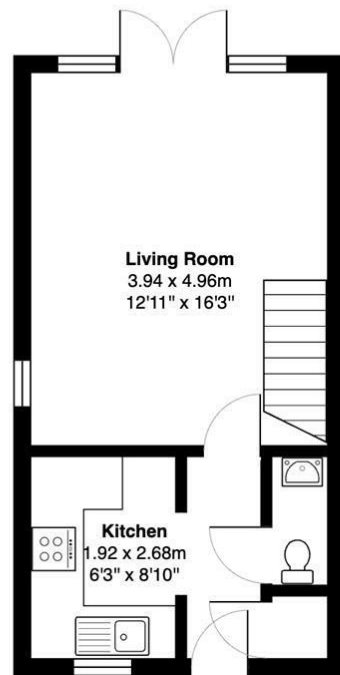
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Offers Around
£195,000

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.



Total Area: 61.4 m² ... 661 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)

