



46 Burcot Avenue, Wolverhampton, WV1 2SG

BERRIMAN  
EATON

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This is an ex-local authority home which has off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, kitchen and lobby to the ground floor. To the first floor there are three generous bedrooms and a wetroom/wc. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Burcot Avenue is a well established and popular location in East Park, which is situated between Old Heath Road and Bowmans Rise. There is excellent access to major transport links into the City as well as convenient travelling distance to New Cross Hospital. Eastfield Park Playground is also close by. St Matthias Secondary School is situated close by.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed through a double glazed door, there is a staircase rising to the first floor landing and radiator. The LOUNGE has a double glazed window to the front elevation, gas fire with surround and radiator. The DINING AREA has a double glazed window to the rear elevation, electric fire with surround and arch into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, double glazed window to the rear elevation, plumbing for a washing machine and space for fridge and oven. There is door into the side LOBBY which has a wooden door to the front and a door to the rear. There is a low level WC and a storage cupboard.

The staircase rises to the FIRST FLOOR LANDING has a loft access. There is a WETROOM which has a low level WC, pedestal wash hand basin, electric shower and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and cupboard housing the water heating boiler. DOUBLE BEDROOM 2 a double glazed window to the front elevation, radiator and fitted cupboard. BEDROOM 3 has a double glazed window to the front elevation, radiator and recess over the stairs.

## OUTSIDE

To the front of the property there is a lawned area and DRIVEWAY with off road parking and access to the lobby. The REAR GARDEN has a full with patio, path to the rear, lawned area and enclosed fencing.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND A –Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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>

The long term flood defences website shows very low

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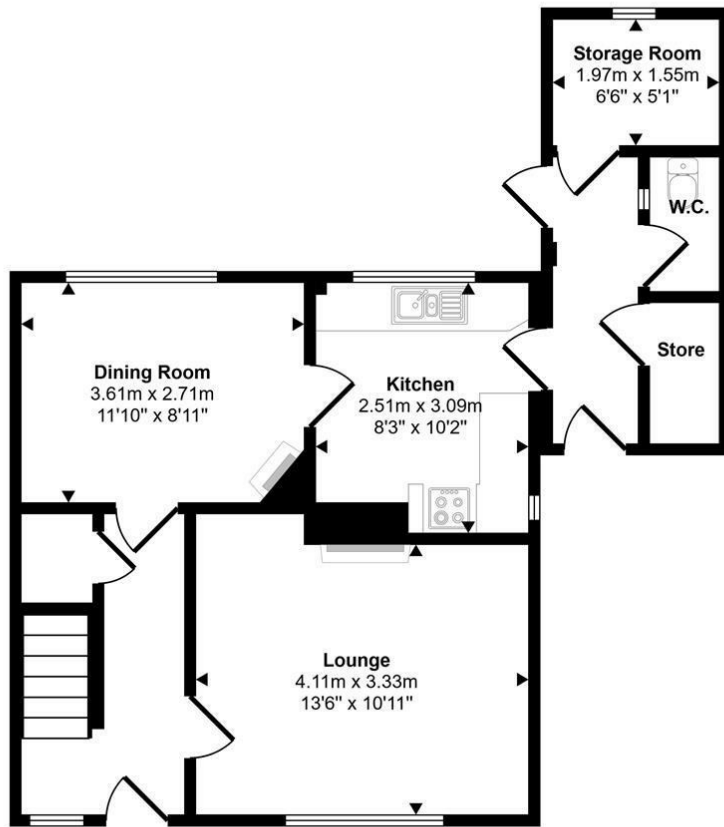
Offers In The Region Of  
£220,000

EPC: D

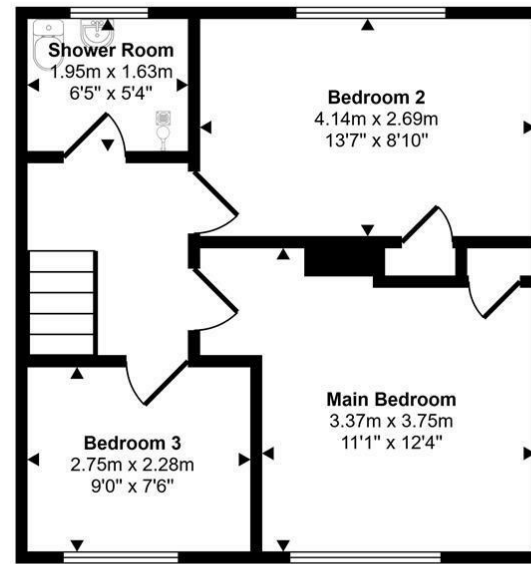
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



Approx Gross Internal Area  
94 sq m / 1008 sq ft



Ground Floor  
Approx 52 sq m / 564 sq ft



First Floor  
Approx 41 sq m / 444 sq ft

