



1 Foxlands Avenue, Wolverhampton, WV4 5LX

BERRIMAN
EATON

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EPC : E
WOMBOURNE OFFICE

LOCATION

Foxlands Avenue is situated within a desirable cul-de-sac off Buttons Farm Road which is ideally located for access to the A449 Penn Road which has a wide variety of shops along with regular public transport to Wolverhampton City Centre. There are primary and high schools situated close by.

DESCRIPTION

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ACCOMMODATION

The PORCH has a double glazed sliding patio door, tiled floor and a wooden door with single glazed inserts gives access to the ENTRANCE HALL. This has a single glazed window to the front elevation, staircase rising to the first floor landing and metal balustrades and storage beneath. The DINING ROOM has a double glazed leaded window to the front elevation, double glazed leaded window to the side elevation and radiator. The LOUNGE has a double glazed sliding patio door onto to the rear garden, electric fire and surround and wiring for the wall lights. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap positioned within the double glazed bay window overlooking the garden. There are integrated appliances including double oven, gas hob with extractor, fridge and dishwasher. There are spotlights, two radiators and a door into the UTILITY ROOM which has a single drainer sink unit and mixer tap, plumbing for a washing machine, radiator, double glazed window to the side elevation, double glazed door to the garden. The CLOAKROOM has a low level WC, pedestal wash hand basin and a double glazed window to the rear elevation. The GARAGE has an elevating door, double glazed window overlooking the fields, fitted worksurface with space for a tumble dryer beneath and a wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has a radiator and loft access. There is a separate W/C with a double glazed opaque window and a radiator. The BATHROOM is fitted with a coloured suite which has a corner bath, separate shower cubicle, vanity wash hand basin with mixer tap, spotlights, double glazed window to the rear elevation, radiator and tiling to the walls. DOUBLE BEDROOM 1 has double glazed leaded window to the front elevation, fitted wardrobes with overhead storage, vanity wash hand basin and mixer tap and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation, fitted wardrobes with overhead storage and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the front elevation, radiator and a storage cupboard with fitted desk. BEDROOM 4 has double glazed windows to the rear and side elevations and radiator.

OUTSIDE

There is a tarmac DRIVEWAY to the front of the property affording off road parking with a planted border to the side and a gated access into the REAR GARDEN. There is a path leading to a paved patio area, hardstanding for a shed and greenhouse, lawned area and an array of well established trees and shrubs throughout the garden with a fence and hedge boundary. Towards the end of the garden there are steps which leads down to a private seating area overlooking the fields and Countryside.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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>
The long term flood defences website shows very low risk

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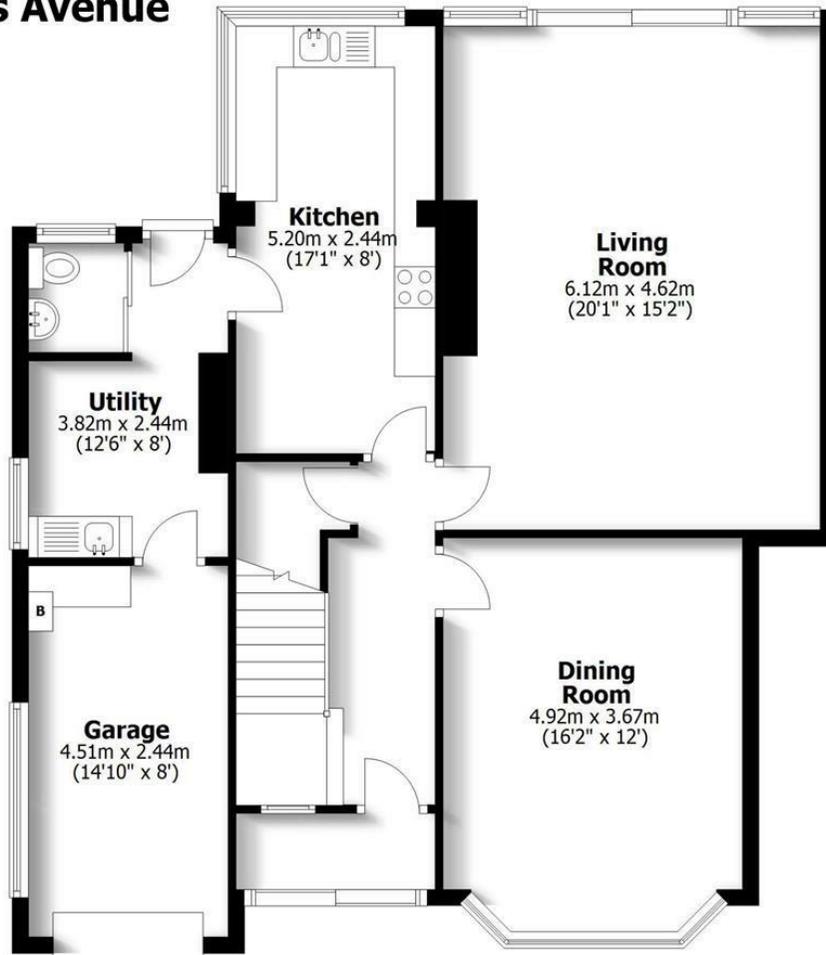
Offers In The Region Of
£475,000

EPC: E

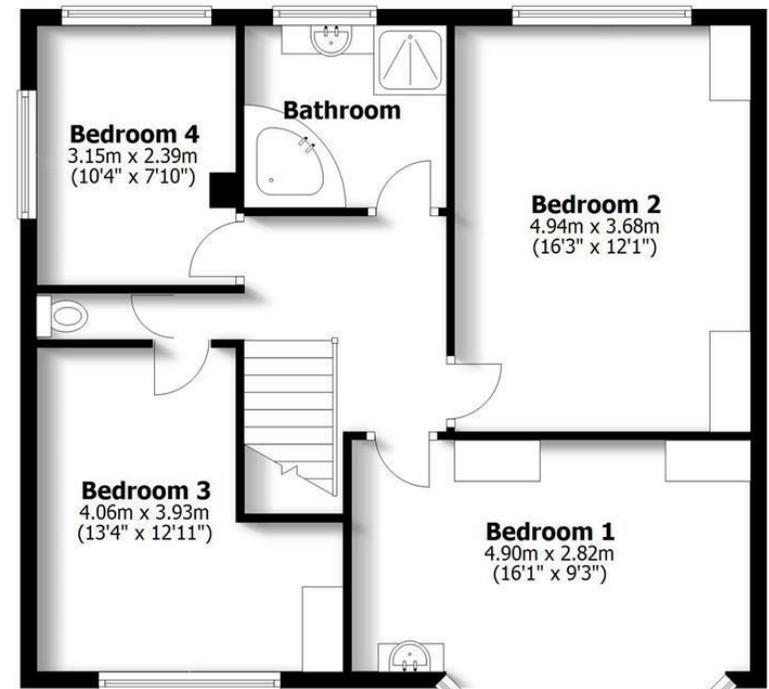
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**1 Foxlands Avenue
Wolverhampton**



Ground Floor



First Floor

HOUSE: 151.3sq.m. 1629sq.ft.
 GARAGE: 11.0sq.m. 119sq.ft.
TOTAL: 162.3sq.m. 1748sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

