



129 Hilston Avenue, Wolverhampton, WV4 4TB

BERRIMAN  
EATON

# 129 Hilston Avenue, Wolverhampton, WV4 4TB

This is a traditionally appointed semi-detached, extended family home which benefits from off road parking and a good sized rear garden. The internal accommodation briefly comprises entrance hall, lounge and kitchen/family room to the ground floor. To the first floor there are three bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain. Reduced for quick sale.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Hilston Avenue is a popular and established address situated within easy reach of the wide ranging local facilities provided by Springhill and the picturesque village of Wombourne is within a few minutes drive. There is a wide variety of facilities available within Penn itself and the further, more extensive amenities afforded by Wolverhampton City Centre, Dudley and Stourbridge are all within easy travelling distance. Furthermore, the area is well served by reputable schooling for all age groups.

## DESCRIPTION

This is a traditionally appointed semi-detached, extended family home which benefits from off road parking and a good sized rear garden. The internal accommodation briefly comprises entrance hall, lounge and kitchen/family room to the ground floor. To the first floor there are three bedrooms and a bathroom fitted with a white suite. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a door with leaded opaque glazed panes and which has the staircase rising to the first floor landing with wooden balustrades with storage cupboard beneath. The LOUNGE has a double glazed window to the front elevation, wiring for wall lights and a coal effect gas fire with surround. The KITCHEN/FAMILY ROOM has been extended and benefits from a light and airy space with a part vaulted ceiling with skylight and double glazed French doors onto the rear garden with a double glazed window to the rear. The FAMILY AREA has a decorative open fire with surround. The KITCHEN is fitted with a range of wall and base units with complementary work surface, inset single drainer sink unit with mixer tap, integrated double oven with 4 ring gas hob and fitted chimney extractor. There is space for appliances including dishwasher, washing machine, tumble dryer and a recently replaced wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and a double glazed opaque window to the side elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and fitted wardrobes. DOUBLE BEDROOM 2 has double glazed window to the rear elevation. BEDROOM 3 has a double glazed window to the front elevation. The BATHROOM is fitted with a white suite which comprises a bath with shower over and concertina screen, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the rear elevation, part tiling to the walls and a heated ladder towel rail.

## OUTSIDE

To the front of the property there is a DRIVEWAY suitable for parking off road with a lawned foregarden with established planted border and a walled boundary. There is side gated access to the REAR GARDEN which has a full width paved patio area, large lawn areas, timber SUMMER HOUSE with glazed windows and double opening doors, wooden pergola, established planted borders, wood shed and fencing to the boundary.

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 WOMBOURNE Office.  
The property is FREEHOLD

### Tettenhall Office

01902 747744  
tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499  
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### Lettings Office

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### Wombourne Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Asking Price  
£250,000

EPC: D

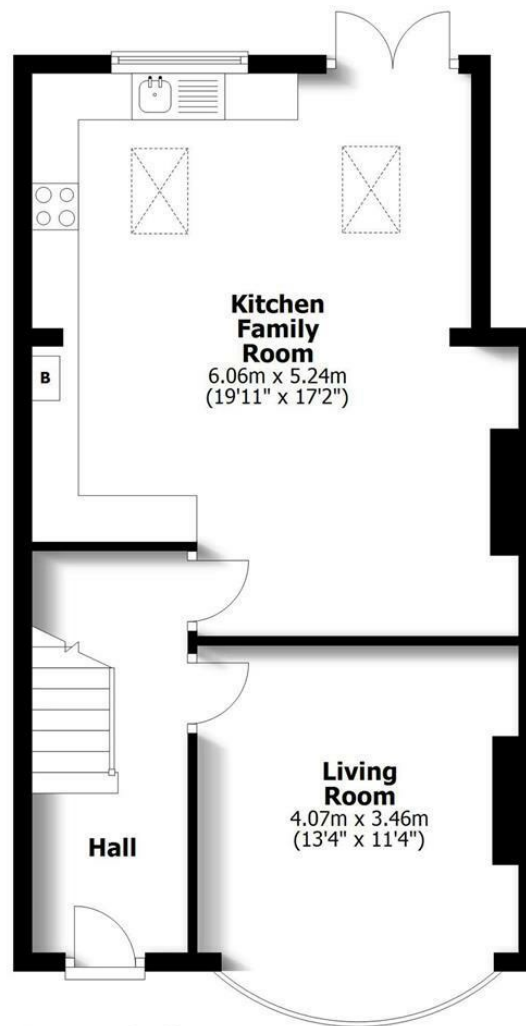
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



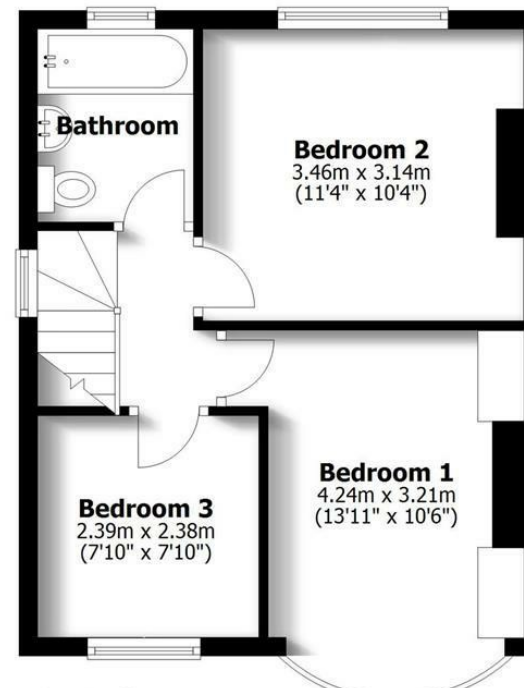
**129 Hilston Avenue  
Wolverhampton**

**TOTAL: 83.2sq.m. 896sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

