19 Bramstead Avenue, Wolverhampton, WV6 8AN

BERRIMAN
EATON

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A well-maintained two-bedroom bungalow offering spacious, well-presented accommodation, off-street parking, a garage and a delightful rear garden, set in a desirable location.

LOCATION

The property stands on Bramstead Avenue in a sought after modern development which is ideally located for easy access to the extensive local facilities afforded by Compton, Tettenhall Wood and Tettenhall Village. There is easy travelling to the city centre and the area is well served by schooling in both sectors for all ages.

DESCRIPTION

19 Bramstead Avenue has been well maintained over the years and benefits from well-presented accommodation throughout. The property comprises a spacious reception room, kitchen, garden room, two double bedrooms and two shower rooms.

To the front, there is off-street parking and a garage providing ample storage space, while to the rear there is a delightful garden.

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows and a further door into the HALL with a range of fitted storage cupboards. The LOUNGE/DINING ROOM has a double glazed bay window to the front and doors opening into the GARDEN ROOM with laminate flooring, double glazed windows and a door to the rear. The KITCHEN has wall and base mounted units with fitted work tops, sink and drainer, space for a fridge freezer, washing machine and dishwasher, an integrated gas hob and oven, integrated ceiling lights and a double glazed window and door to the rear.

BEDROOM ONE is a double room in size with a range of fitted furniture, a double glazed rear window and an ENSUITE SHOWER ROOM with a walk in shower cubicle, vanity unit with wash basin, drawers and cupboards beneath, tiled walls and a heated towel radiator. BEDROOM TWO is also a double room with fitted wardrobes and over head storage and a double glazed front window. The SHOWER ROOM comprises a walk in shower cubicle, a vanity unit with wash basin and cupboards beneath, WC, integrated ceiling lights, tiled walls and flooring.

OUTSIDE

The property sits behind a pleasant frontage with a paved DRIVEWAY affording off street parking and a shaped lawn with stocked beds. There is a tandem GARAGE providing ample storage with an electric door, a double glazed side window and two double glazed doors allowing access to the private REAR GARDEN with a paved patio and shaped lawn surround by a range of stocked beds and shrubbery.

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 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 low risk.

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Offers Around
£350,000

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.

19 BRAMSTEAD AVENUE
COMPTON

BUNGALOW:	85.4sq.m.	919sq.ft.
GARAGE:	31.8sq.m.	342sq.ft.
TOTAL:	**117.2sq.m.**	**1261sq.ft.**

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