47 Uplands Avenue, Wolverhampton, WV3 8AD

BERRIMAN
EATON

47 Uplands Avenue, Wolverhampton, WV3 8AD

A delightfully situated semi-detached property, comprising beautifully presented accommodation, standing in a good size plot in a highly regarded address.

LOCATION

Uplands Avenue has always been considered to be one of the most sought after roads in the area and is within easy reach of the wide ranging local facilities which are available within Finchfield itself. The further, more extensive amenities afforded by the City Centre are within convenient travelling distance and the area is particularly well served by schooling in both sectors.

DESCRIPTION

47 Uplands Avenue is an attractive semi-detached family home providing well-proportioned and well-presented accommodation over ground and first floors. The property has been well maintained over the years and benefits from double glazing and gas fired central heating.

The house stands in a lovely plot with off street parking and a charming garden to the rear.

ACOMMODATION

A double glazed door opens into the HALL with laminate flooring throughout. The LOUNGE has a double glazed bay window to the front elevation, a log burner and an open archway to the DINING ROOM having double glazed French doors to the rear. The BREAKFAST KITCHEN has wall and base mounted units with fitted marble effect work tops and tiled splash back, an integrated electric oven and a gas hob with an extractor unit above, a fridge freezer and dishwasher. There is a ceramic sink and drainer, inset ceiling lights, a double glazed window and door to the rear.

Stairs rise to the first floor LANDING. BEDROOM ONE is a double room with a double glazed rear window. BEDROOM TWO is a double room with a double glazed window to the front and BEDROOM THREE also has a double glazed window to the front elevation. The SHOWER ROOM comprises a well appointed suite with a tiled shower cubicle with a rainfall shower and separate hose, a wash basin with a vanity cupboard beneath, a WC, a towel radiator and a double glazed side window.

OUTSIDE

The property sits behind a low brick wall to boundary with a shaped lawn and a DRIVEWAY affording off road parking. The GARAGE has ample storage space and there is side access to the REAR GARDEN which enjoys a good degree of privacy and is laid to lawn with a paved patio, a shaped lawn. There are shrubbed borders and a paved area to the rear with a timber framed pergola making it a suitable area for outdoor seating.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 Superfast broadband 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£335,000

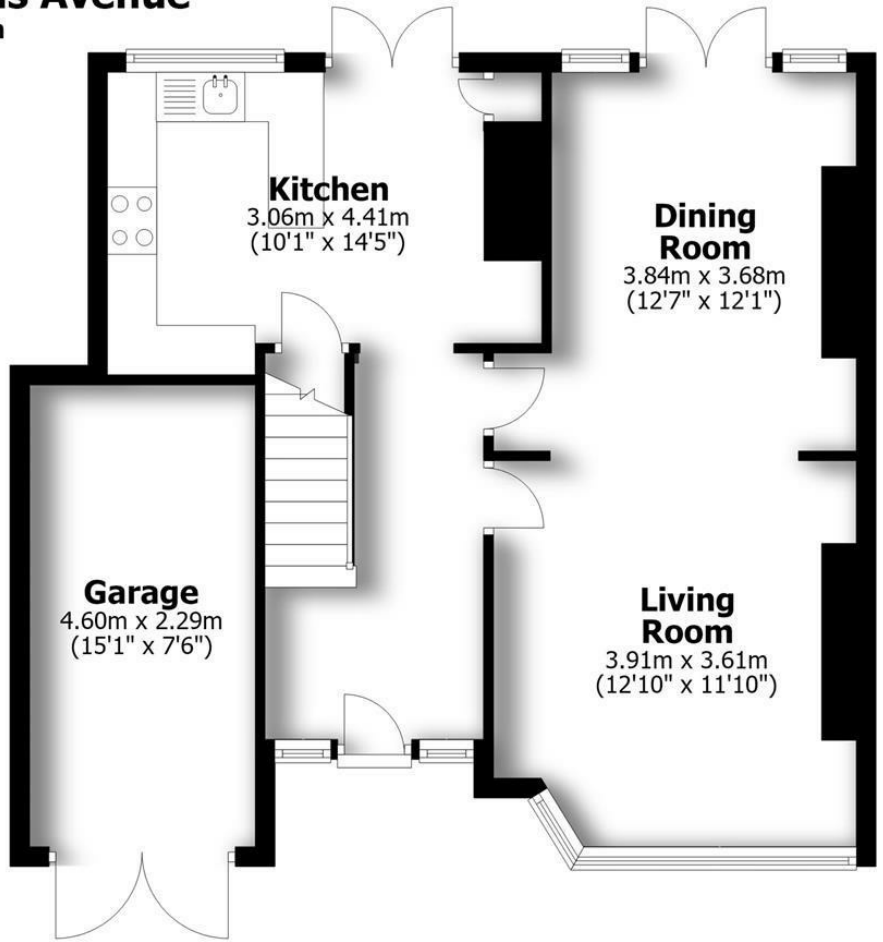
EPC: D

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.

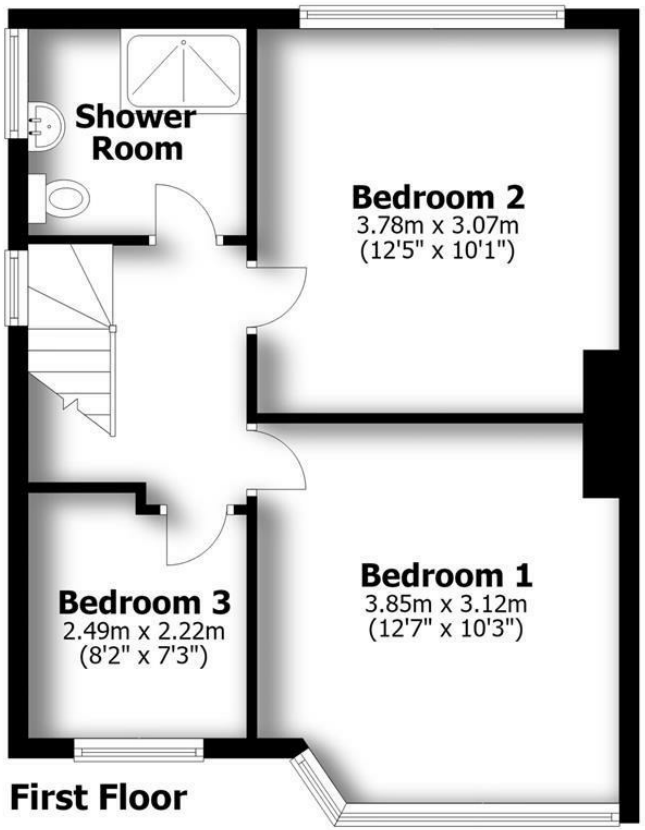
47 Uplands Avenue
Wolverhampton

HOUSE:	91.3sq.m.	983sq.ft.
GARAGE:	10.5sq.m.	113sq.ft.
TOTAL:	**101.8sq.m.**	**1096sq.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

FAMILY

But first,
coffee ...

GEORGIA
20668
4649