



3 Bedroom Semi-Detached House Woodfield Avenue, Wolverhampton Offers In Region Of £174,499

## "HAVING NO CHAIN & MANY TRADITIONAL FEATURES THIS HIGHLY DECEPTIVE THREE BEDROOM SEMI DETACHED TRADITIONAL FAMILY HOME REQUIRES VIEWING TO FULLY APPRECIATE"

Comprising hall, lounge, dining room, 3rd reception room, kitchen, three bedrooms, bathroom, front & rear gardens with off road parking.

**VESTIBULE** With hardwood front door, power, lighting and door to the reception hall.

**RECEPTION HALL** With stairs off to the first floor, central heating radiator and doors to the lounge, dining room and kitchen.

**LOUNGE** 13' 11" x 11' 7" (4.24m (max) x 3.53m) With UPVC double glazed bay window to the front, central heating radiator and feature fire place with gas fire.

**DINING ROOM** 11' 02" x 10' 10" (3.4m x 3.3m) With UPVC double glazed window to the side, UPVC double glazed patio doors to the rear, central heating radiator and feature fire place.

**KITCHEN** 13' 11" x 9' 3" (4.24m x 2.82m) With UPVC double glazed window to the side, UPVC double glazed door to the garden, central heating radiator, matching wall base and drawer units, roll top work surfaces, stainless steel sink and drainer, wall mounted 'Worcester' combination boiler, electric cooker point, plumbing and appliance space, tiled floor, tiled surrounds, door to the WC and study.

**STUDY** 10' 5" x 5' 4" (3.18m x 1.63m) With central heating radiator, extractor fan and loft access.

**GUEST W.C** With UPVC double glazed window to the side, pedestal wash hand basin, low level W.C, tiled flooring, tiled surrounds and extractor fan.

LANDING With loft access, doors to bedrooms and bathroom and built in cupboard.

**BEDROOM ONE** 14' 1" x 9' 3" (4.29m x 2.82m) With UPVC double glazed window to the rear, central heating radiator, fitted wardrobes, over bed cupboards and dressing table.

BEDROOM TWO 11' 2" x 10' 10" (3.4m x 3.3m) With UPVC double glazed window to the rear and central heating radiator.

**BEDROOM THREE** 11' 3" x 9' 7" (3.43m x 2.92m) With UPVC double glazed window to the front and central heating radiator.

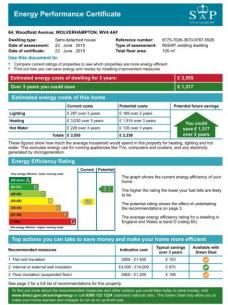
**BATHROOM** 8' 3" x 6' 1" (2.51m x 1.85m) With UPVC double glazed window to the front, central heating radiator, low level WC, pedestal wash hand basin, panelled bath with shower over, tiled surrounds and extractor fan.

**OUTSIDE** To the rear there is a good sized rear garden comprising paved patio, lawned garden with borders and paved pathway, shed and gate to the front. To the front there is a gravel garden with gate to the rear garden.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



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