







# 64 WILDTREE AVENUE

## WOLVERHAMPTON, WV10 8NW

## OFFERS IN THE REGION OF £229,995

FREEHOLD

Spacious three bedroom semi-detached home situated in an ever popular location convenient for a wide range of amenities including schools, shops and access to public transport with excellent commuter links and easy access to the M54 & M6 Motorway Network. 64 Wildtree Avenue occupies a choice position with an open aspect to the front elevation and stands behind a generous driveway providing off road parking and internally comprises spacious accommodation featuring entrance porch, hallway, through living & dining room, kitchen, side lobby with ground floor w.c and storage space, three bedrooms, family shower room and a pleasant enclosed garden to the rear.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

# 64 WILDTREE AVENUE

• Spacious Three Bedroom Semi-Detached Home • Occupying A Choice Position • Open Aspect To Front Elevation • Generous Driveway Providing Off Road Parking • Through Living & Dining Room • Three Bedrooms • Enclosed & Mature Rear Garden • Extremely Popular Location







## APPROACH

The property is approached via a generous driveway providing ample off road parking.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Staircase to the first floor landing, double glazed window to the front, useful storage cupboard and doors to the living/dining room and kitchen.

## THROUGH LIVING & DINING ROOM

17'5" max x 14'4" max

Double glazed window to the front, radiator, feature fireplace and double doors opening out to the rear garden.

## KITCHEN

11'1" x 10'9"

Part tiled walls, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for various household appliances and a useful pantry cupboard. Double doors open out to the rear garden and a door provides access to the side lobby.

## SIDE LOBBY

The side lobby provides through access to the rear of the property and offers storage space and features a ground floor w.c.

## FIRST FLOOR LANDING

Double glazed window to the front, loft access hatch with drop down ladders and doors to:

## BEDROOM ONE

10'9" x 10'6"

Double glazed window to the rear and radiator.

## BEDROOM TWO

10'5" x 10'5"

Double glazed window to the rear and radiator.

## BEDROOM THREE

8'5" x 8'3"

Double glazed window to the front and radiator.

## SHOWER ROOM

Double glazed obscure window to the side, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit and corner shower enclosure.

## REAR GARDEN

To the rear of the property is a mature and enclosed garden with a paved patio area and lawn beyond bordered by a number of mature shrubs and trees.

## PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A.

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - 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 confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

## 64 WILDTREE AVENUE

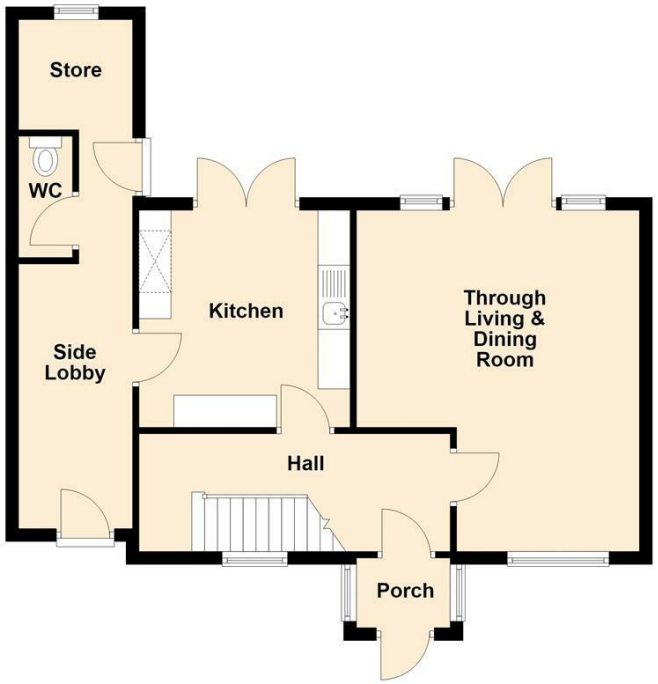




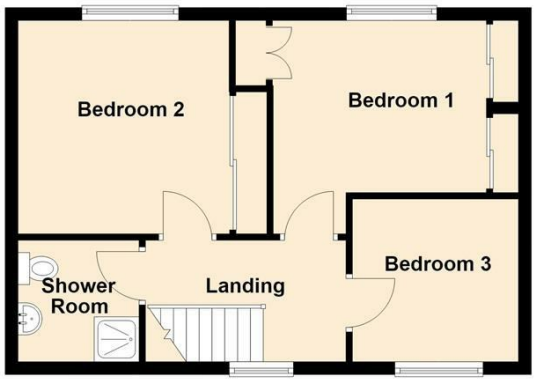




Ground Floor

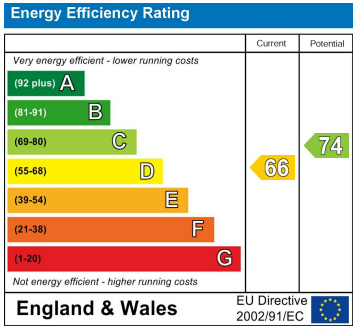



First Floor










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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements