

Rees Page



5 Elm Avenue, Bilston, West Midlands, WV14 6AS

Presenting a detached family residence within this popular area of Bilston, convenient for a wide range of local amenities, including the Midland Metro tram, and ideal for commute.

The spacious three-bedroom accommodation is well presented and benefits from some modernisation, including double-glazing and radiator central heating (both where specified). It offers great potential for remodelling, refurbishment, and extension (subject to the necessary permissions).

The property benefits further from front and rear gardens, garage, sunroom and no upwards chain.

Offers Around

£295,000



Entrance

Is made via a uPVC double-glazed porch with wall light and glazed door into

Reception Hall

With a ceiling light, coving, radiator, porthole window and doors into

Lounge

15' 0" x 11' 0" (4.57m x 3.35m)

With a double-glazed rear bay window, ceiling light, coving, wall lights, marble fireplace, TV point, radiator and folding partition doors to dining room.



Dining Room

12' 0" x 11' 3" (3.66m x 3.43m)

With double-glazed patio doors to rear garden, ceiling light, coving, radiator and further door into

Kitchen

13' 3" max x 12' 0" max (4.04m x 3.66m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, tiled splashbacks, built-in pantry, integrated gas hob, concealed extractor, electric oven, plumbing for a washing machine, tiled floor, radiator, double-glazed front bow window and doors to hallway, dining room and rear lobby.



Lobby

With doors to garage, guests WC and opening to rear sun room.

WC

Fully fitted with WC, wash basin, tiled walls, radiator, ceiling light point and double-glazed side window.

Sun Room

11' 4" x 6' 9" (3.45m x 2.06m)

With a ceiling light, radiator, double-glazed door and windows to rear garden.

Stairs rise from the Hallway to a first floor

Landing

With a double-glazed front window, ceiling light point, loft access hatch and doors into

Bedroom One

13' 0" x 12' 0" (3.96m x 3.66m)

With a double-glazed rear window, ceiling light, coving and a radiator.



Bedroom Two

14' 0" x 11' 0" (4.27m x 3.35m)

With a double-glazed rear window, ceiling light, radiator and fitted wardrobes.

Bedroom Three

9' 0" x 8' 0" (2.74m x 2.44m) max, inc bulkhead

With a double-glazed front window, ceiling light, stairs bulkhead and a radiator.

WC

With a ceiling light, WC, radiator, and a double-glazed window.

Wet Room

8' 7" max x 5' 11" max (2.62m x 1.80m)

With an open shower area, pedestal wash basin, ceiling light, cupboard with Worcester boiler, and a double-glazed front window.

OUTSIDE

To the fore is a neat garden with lawn, stocked borders, gated side access and block paved driveway to garage.

To the rear is a wonderful garden with patio area, lawn, well stocked borders, a further 'wild' area with fruit trees and a greenhouse.

Garage

16' 0" x 8' 0" (4.88m x 2.44m)

With an up and over door to front, ceiling light, power points, double-glazed side window and a door to the rear lobby.

Location

Well situated for a wide range of local amenities, including the Midland Metro tram. The property is conveniently located from the A41 Wellington Road or Prouds Lane. For SATNAV/Maps, please use the postcode WV14 6AS.

NB

The property is offered with no upwards chain.

Viewing is strictly by prior appointment.

Curtains, carpets, light fittings, blinds and curtains will remain in situ as seen.

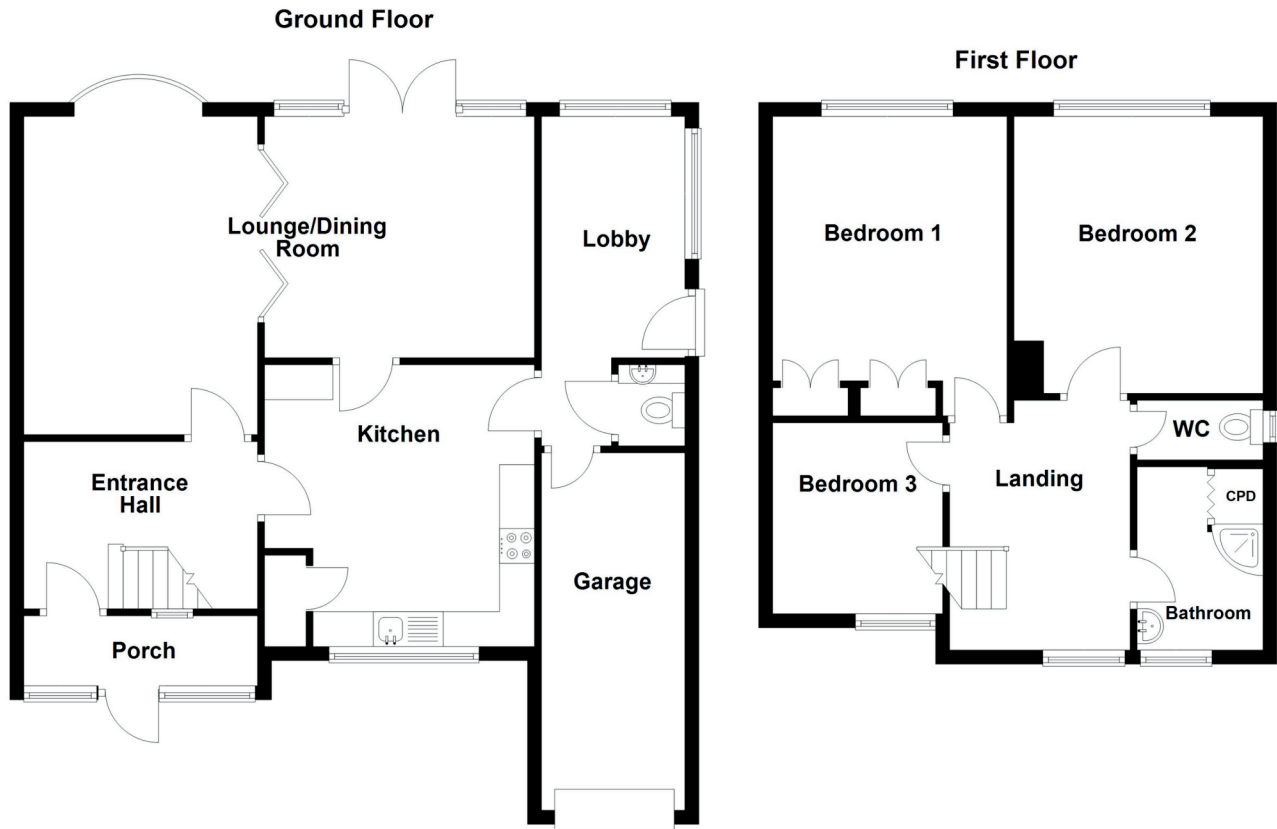
Council Tax: Wolverhampton Band D

Tenure: Freehold

Energy Performance Rating: C



Total Floor Area = 127 square metres



5 Elm Avenue, Bilston, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE

8-12 Waterloo Road
Wolverhampton
WV1 4BL

T: 01902 577777

Email: sales@reespage.co.uk

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www.reespage.com

01902 577775