



57 Bridgnorth Avenue, Wombourne, Wolverhampton, South Staffordshire, WV5 0AD

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A superbly presented three bedroom mid terraced house
which would be ideal for first time buyers and investors alike

LOCATION

57 Bridgnorth Avenue is a well presented property occupying a pleasant location on the outskirts of Wombourne village. Situated just off the B4176 Bridgnorth Road, the property is within convenient travelling distance of Wolverhampton, Dudley and Stourbridge. The area is well served with a variety of reputable schools, there are regular bus services available nearby on Common Road. A supermarket is located nearby together with wider amenities available within Wombourne itself.

DESCRIPTION

57 Bridgnorth Avenue has recently had a new breakfast kitchen fitted with a number of integrated appliances and the property also benefits from double glazed windows and gas fired central heating. There are three bedrooms, a bathroom, good size lounge, breakfast kitchen and front and rear gardens.

ACCOMMODATION

A double glazed front door with inset coloured glass panels opens into the HALL and there is a door to the LOUNGE with a double glazed leaded window to the front, gas fire set in a marble fireplace surround with hearth and a wooden mantle and slips, coved ceiling, wiring for wall lights and wood laminate flooring. Door to the DINING KITCHEN which has been recently fitted with a range of gloss fronted wall and base units with under cupboard lighting, roll top working surfaces, tiled splash back, one and a half bowl sink and drainer, four ring gas hob with stainless steel splash back and filtration unit above, integrated dishwasher, integrated oven, integrated microwave, pull out larder unit, integrated washing machine and space for a fridge freezer. There are double glazed and leaded windows to both the kitchen and the dining area with a double glazed window to the rear garden, tiled flooring throughout and an under stairs

storage cupboard.

Stairs from the hall rise to the first floor landing with access to the loft which is part-boarded. BEDROOM 1 is a good size double with a range of built in wardrobes with mirrored sliding doors, built in cupboard housing the water tank and a double glazed leaded window to the front. BEDROOM TWO is a good size double room with a double glazed and leaded window to the rear and BEDROOM THREE is an excellent size with an over stairs storage cupboard and a double glazed and leaded window to the front. The HOUSE BATHROOM has a panelled bath with shower over and shower screen, WC, wash basin with vanity cupboards beneath, spot lights, tiled walls, tiled floor, heated ladder towel rail and a double glazed and obscured window to the rear.

OUTSIDE

57 Bridgnorth Avenue has a lawned front garden with borders and a path leading to the front door. The REAR GARDEN has a paved patio with a step up to the garden area, paved and gravel rear patio, fences to the borders, gate to the rear access and a shed.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND B - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366**

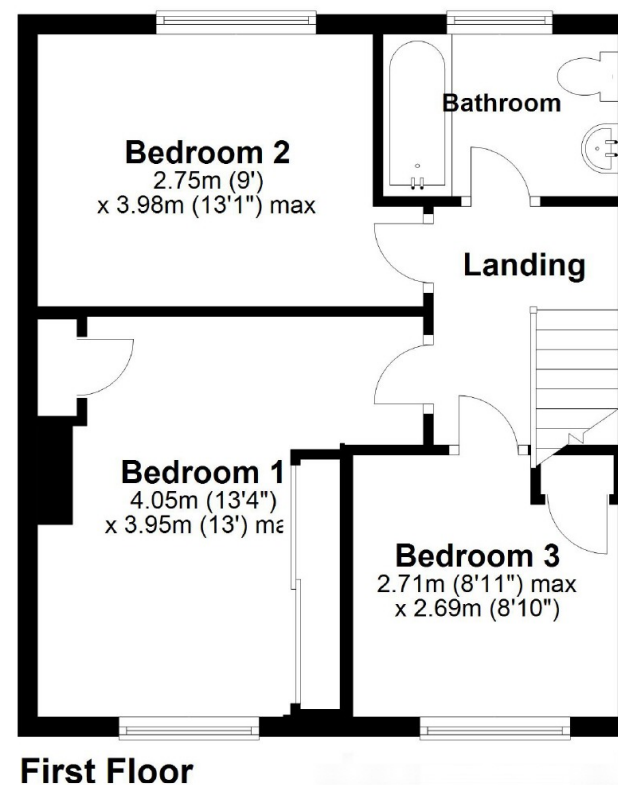
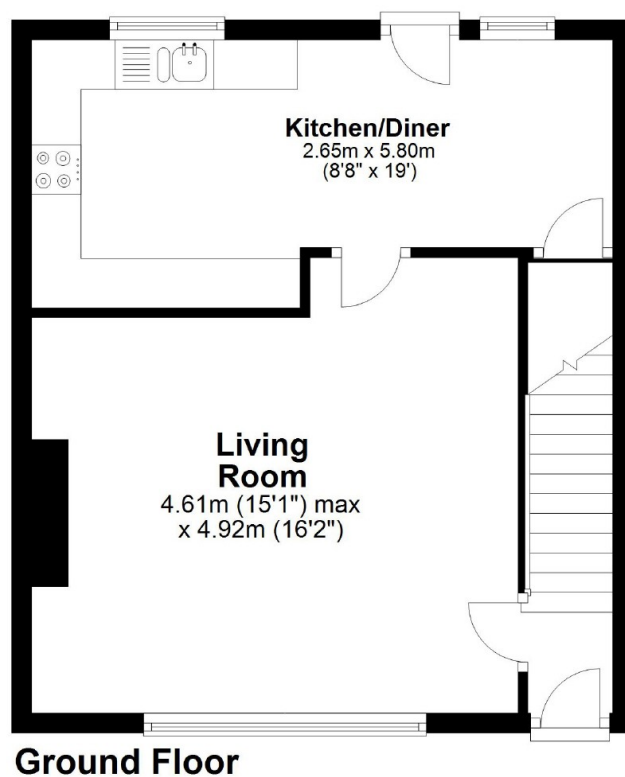
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www.berrimaneaton.co.uk

Offers around
£195,000

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.



Approx. 45 sq. metres (127.5 sq. feet)

'57 BRIDGNORTH AVE'
Approx gross internal area

78.6 sq.metres 846.6 sq.feet
FOR IDENTIFICATION ONLY
NOT TO SCALE

