



52 Avondale Road, Whitmore Reans, Wolverhampton, West Midlands, WV6 0AJ

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A beautiful, period family residence with convenient City Centre access

LOCATION

Avondale Road benefits from excellent proximity to Wolverhampton City Centre and its numerous facilities and amenities. There are convenient transport links into the City which is then convenient for both the rail and metro links. The schools locally are of excellent repute in both public and private sectors and one of the UK's best urban parks, West Park is within reasonable walking distance. A local shopping centre is close by with pharmacy, Post Office, bakery, supermarket and general stores. The University, football stadium and City Centre are also within walking distance.

DESCRIPTION

52 Avondale Road is an attractive, semi-detached house built in 1901 being of brick construction with a front elevation of much character, typical of its period, it has a wide front bay with dentil corning above and an arch over the porch with keystone detailing. It offers ample and well proportioned living accommodation including lounge, sitting room, dining kitchen, separate cloakroom/wc and a garden room with an impressive part vaulted ceiling. There are three good sized bedrooms and large bathroom to the first floor and a staircase leading to a further bedroom. There is a small front garden and a well established south-facing rear garden.

ACCOMMODATION

A large, bespoke double glazed door opens into an ENCLOSED PORCH which has a vaulted ceiling, traditional decorative part-tiling to the walls, Minton flooring and a wooden part-opaque and part-panelled door leading into the ENTRANCE HALLWAY with oak flooring, decorative cornices, feature radiators, open area under the stairs with door to a storage cupboard which has fitted shelving, and a staircase with wooden balustrade rising to the first floor landing. The LOUNGE has a large bay window with stained glass upper panes and secondary glazing, an open, Gothic-style recessed fireplace housing a gas fired stove, picture rail, decorative coving and a door to the SITTING ROOM which has an open fireplace fitted with a gas fired stove, double glazed double doors leading out onto the rear garden with the original, stained glass wooden frames above, picture rail and decorative coving. The KITCHEN is fitted with a range of wall and base units with butchers block work surfaces, inset 1½ bowl sink and drainer, integrated dishwasher, inset induction hob with extractor over, built-in double oven, double glazed French doors to the side elevation, oak flooring and a door to the GARDEN ROOM which has a laundry area with wall mounted Worcester Bosch central heating boiler, plumbing and space for a washing machine, loft access, tiled floor,

part-vaulted ceiling with two skylights, double glazed door to the side elevation, double glazed sliding patio door overlooking the rear garden and a door to a CLOAKROOM with wc, pedestal wash hand basin, part wall tiling, double glazed opaque window to the side elevation and extractor fan and floor tiling.

The staircase rises to the first floor LANDING with a tall skylight, loft access and a built-in storage cupboard. The BATHROOM is fitted with a white suite comprising shower cubicle with shower over, corner bath, vanity wash hand basin with stainless steel mixer tap, low level wc, white towel rail, double glazed opaque window to the side elevation, Xpelair ventilator, part-tiling to the walls and tiled floor. The PRINCIPAL BEDROOM has two double glazed windows to the front elevation with secondary glazed fitted and there is a Coalbrookdale fireplace with decorative surround. The SECOND DOUBLE BEDROOM also has a Coalbrookdale fireplace with decorative surround, double glazed window to the rear elevation and the THIRD BEDROOM has exposed floorboards and a double glazed window overlooking the rear elevation.

From the landing there is a staircase leading up to the attic room which has a double glazed window to the side elevation and two skylights to the front and rear.

OUTSIDE

The property is approached over a pathway leading to the front door with a low-rise brick wall and established hedge to the boundary.

The rear of the property is accessed via a gate and a pathway leading to the side patio area which has established borders and part gravel with a water-butt and trellis, there is fencing to the boundary and an established lawn and borders with a space for a large shed to the rear of the garden which is south-facing.

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND B - Wolverhampton CC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

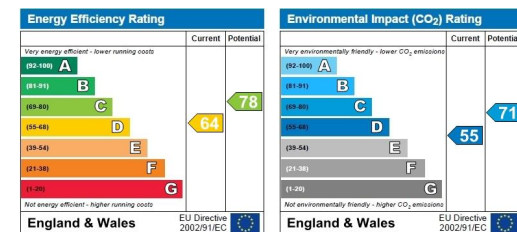
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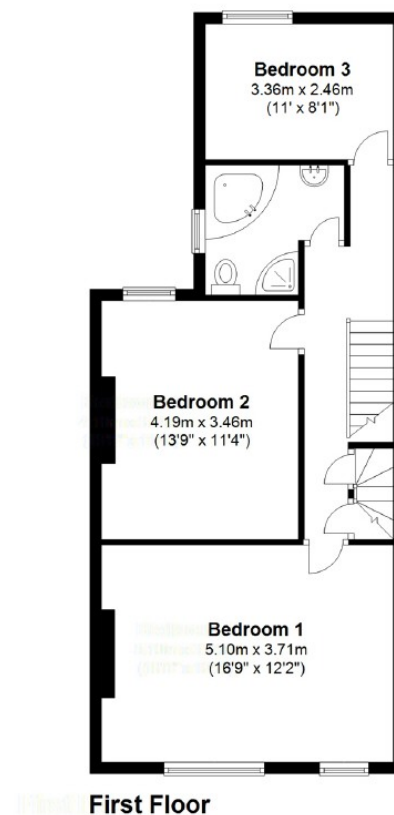
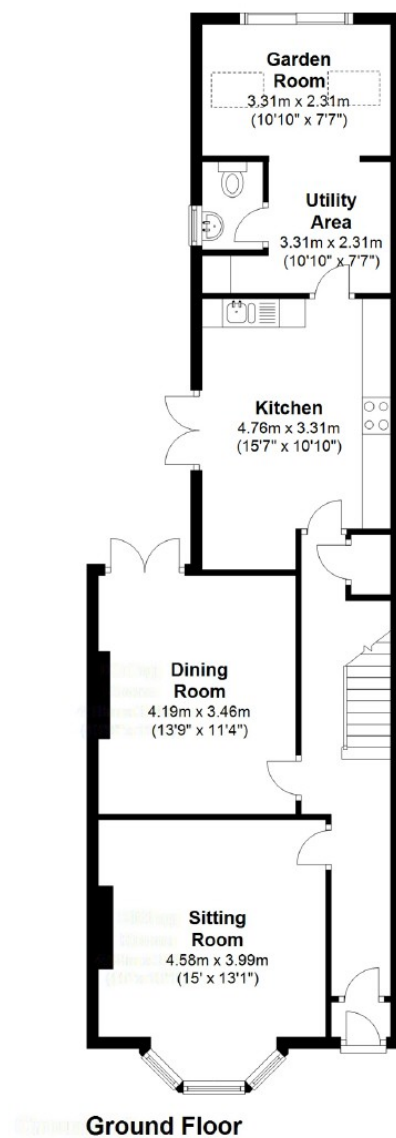
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Offers around
£189,950



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.



52 AVONDALE ROAD WOLVERHAMPTON

Approx Overall Floor Area
154.6sq.m 1664sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

