



1 Sheila Avenue, Wednesfield, Wolverhampton, WV11 3AJ

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A well presented semi-detached dormer residence in a sought after location with ample off street parking.

## LOCATION

Sheila Avenue is situated in a popular residential location with convenient access to the facilities afforded by Wednesfield Town Centre, Wolverhampton and Cannock and which is within easy reach of New Cross Hospital. The area is well served by good schooling and there are regular bus services nearby.

## DESCRIPTION

This dormer residence benefits from bedrooms both to the first and ground floor with a newly fitted shower room to the upper storey. There is a large lounge / dining room with access to the garden and the kitchen.

There is ample off street parking to the front along with a car port and a garage. The property benefits from double glazing, gas central heating and a low maintenance rear garden.

## ACCOMMODATION

A glazed door with obscured windows to either side leads into the large HALL. The LOUNGE / DINING ROOM has a coved ceiling, contemporary hole in the wall remote control gas fire, provision for a wall mounted TV, ornate archway to the dining area, a double glazed patio door to the rear garden and a door into the KITCHEN with a range of wall and base units with butchers block working surface, tiled splash back, space plumbing and connection points for fridge freezer, washing machine and gas cooker with extractor Zanussi extractor fan over, tiled flooring coved ceiling, double glazed window to the rear garden and an internal door to the garage. To the front of the property is a DOUBLE BEDROOM with coved ceiling and a double glazed window to the front, the THIRD BEDROOM also has a double glazed window to the front.

Stairs from the hall rise to the first floor landing with a double glazed obscured window to the side. The MASTER BEDROOM is excellent in size and has a double glazed window to the front of the property and a built in cupboard. The SHOWER ROOM is currently being refitted and will provide a tiled shower cubicle with rainfall head, WC with concealed flush, wash hand basin with vanity drawers beneath, tiled walls, spot lights and an obscured double glazed window to the front.

## OUTSIDE

1 Sheila Avenue has a large block paved DRIVEWAY to the front providing parking for several cars, there is a pebbled flower bed to the side, CAR PORT and GARAGE with pedestrian access, up and over door, electric light and power and a glazed wooden door and window to the REAR GARDEN which has a full width patio, lawn and benefits from an external cold water tap.

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

COUNCIL TAX BAND C - Wolverhampton CC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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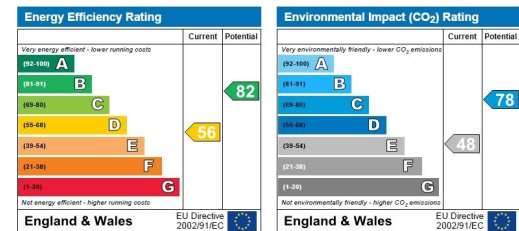
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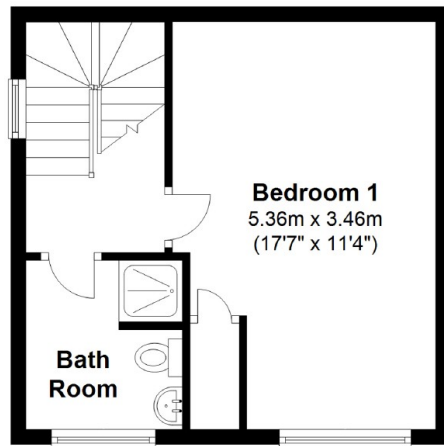


**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

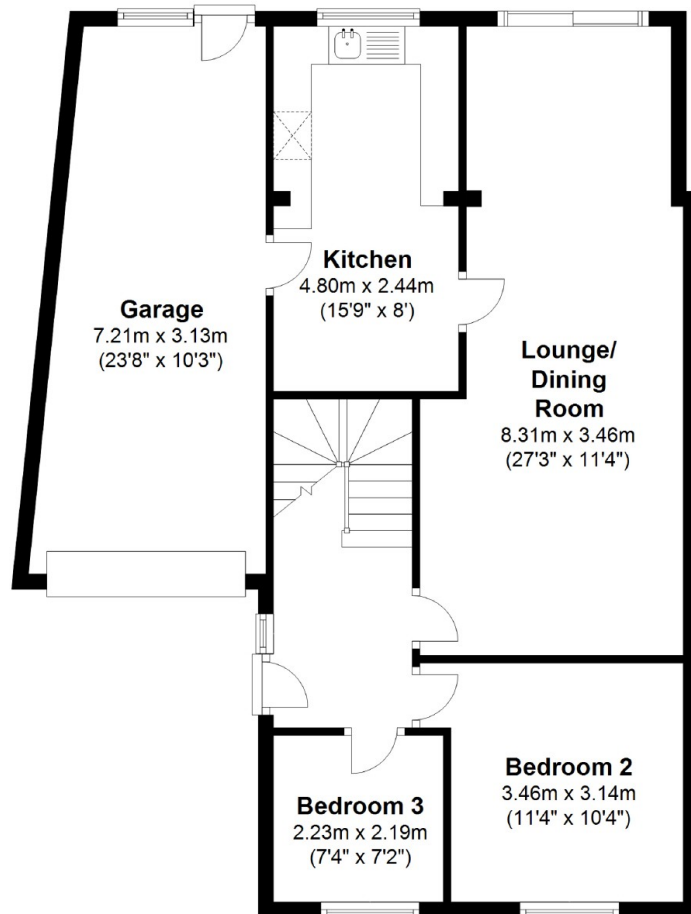
# 1 SHEILA AVENUE WEDNESFIELD

Approx Overall Floor Area  
HOUSE: 92.2sq.m. 993sq.ft.  
GARAGE: 19.8sq.m. 213sq.ft.  
TOTAL: 112sq.m. 1206sq.ft.

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



First Floor



Ground Floor



