





13 NEVILLE AVENUE

WOLVERHAMPTON, WV4 5DW

OFFERS IN THE REGION OF £380,000

FREEHOLD

EXTENDED THREE-BEDROOM SEMI-DETACHED HOME occupying a highly sought-after location, conveniently positioned for a wide range of local amenities, including well-regarded schools, shops and public transport links, with the further amenities of Wolverhampton City Centre easily accessible.

Thoughtfully improved and extended by the current owners, 13 Neville Avenue offers generously proportioned and versatile accommodation throughout. The property briefly comprises an entrance porch, reception hallway, sitting room, spacious extended living room, re-fitted kitchen, useful store/versatile room, utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property further benefits from a pleasant, enclosed rear garden, providing an ideal space for outdoor relaxation and entertaining.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

13 NEVILLE AVENUE

• Extended three bedroom semi-detached home • Highly sought-after residential location • Thoughtfully improved and extended by the current owners • Spacious and versatile accommodation throughout • Separate sitting room and extended living room • Useful additional store/versatile room • Separate utility room and ground floor WC • Pleasant enclosed rear garden, ideal for outdoor relaxation and entertaining





ENTRANCE PORCH
Double glazed windows to the side, door to the hallway.

HALLWAY
Staircase to the first floor landing, under stairs cupboard, radiator and doors to the sitting room and kitchen.

SITTING ROOM
Double glazed bow window to the front, radiator, ceiling down lighters and sliding doors to the extended living room.

EXTENDED LIVING ROOM
A particular feature of the property is the extended living room featuring ceiling down lighters, lantern roof window, two vertical radiators, wall mounted electric fireplace and shelving, tri-fold doors opening out to the rear garden and a door to the store room.

KITCHEN
Double glazed window to the side, radiator, ceiling down lighters and a range of fitted wall, drawer and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven and grill with microwave above and a gas hob. A door provides access to the store room.

STORE ROOM/VERSATILE ROOM
Double glazed window to the front, radiator and door to the utility.

UTILITY
Double glazed window to the rear, fitted work surface incorporating a stainless steel sink with space beneath for various household appliances.

GROUND FLOOR W.C
Double glazed obscure window to the rear, low level w.c.

FIRST FLOOR LANDING
Two double glazed windows to the front and side, loft access hatch and doors to:

BEDROOM ONE
Double glazed window to the rear, radiator, ceiling down lighters and a range of fitted bedroom furniture.

BEDROOM TWO
Double glazed window to the front, ceiling down lighters, radiator and a range of fitted bedroom furniture.

BEDROOM THREE
Double glazed window to the rear, ceiling down lighters and radiator.

BATHROOM
Double glazed obscure window to the side and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath

REAR GARDEN
To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

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 C.

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

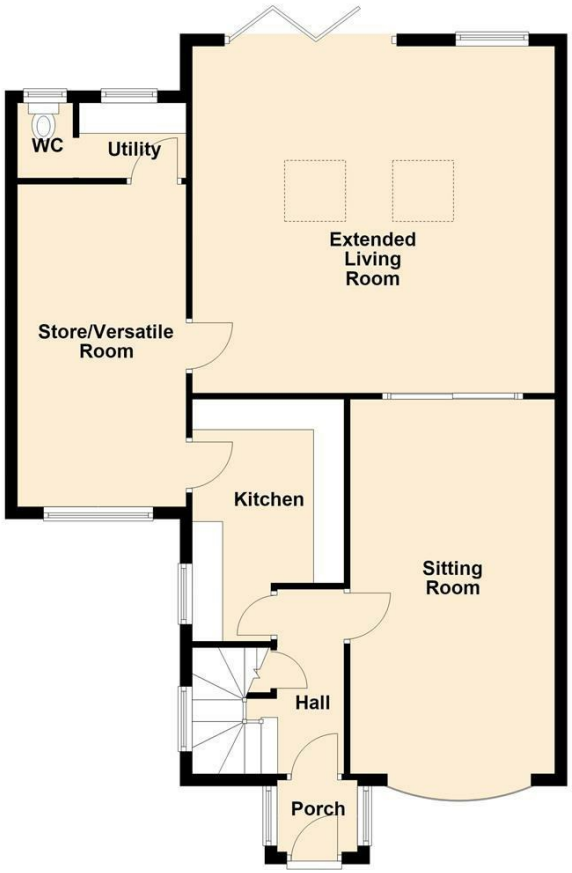
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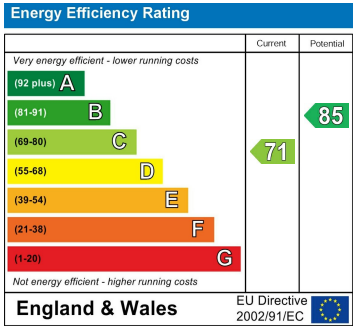
Ground Floor



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