

for sale

£280,000 Freehold



Bernard Hall Avenue Wolverhampton WV11 3DT

An exceptional THREE-BEDROOM TOWNHOUSE set across three floors, boasting a stunning open-plan kitchen/dining space, private terrace, landscaped garden, integral garage and stylish accommodation throughout.

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Porch

Hall

Wc

Ground floor cloakroom comprising a pedestal wash hand basin and low-flush wc.

Kitchen/Dining Room

12' 1" x 10' 8" (3.68m x 3.25m)

Impressive open-plan kitchen/dining room. Modern fitted kitchen with a range of wall and base units, integrated oven and hob with cooker hood overhead, stainless steel sink and drainer, feature spotlight lighting and double doors to access rear garden.

Garage

18' 4" x 11' 5" (5.59m x 3.48m)

Generous garage space adding additional parking/storage to the property.

Landing

Living Room

10' 4" x 11' 9" (3.15m x 3.58m)

Spacious living room having central heating radiator, double doors to balcony.

Bedroom Two

7' 3" x 11' 9" (2.21m x 3.58m)

Double bedroom having double-glazed windows to front aspect and central heating radiator.

Bedroom Three

12' 2" x 6' 11" (3.71m x 2.11m)

Having double-glazed window to rear and central heating radiator.

Bathroom

5' 6" x 9' 11" (1.68m x 3.02m)

Modern family bathroom having paneled bath with shower overhead, pedestal wash hand basin, low-flush wc and heated towel rail.

Bedroom One

12' 2" x 10' 9" (3.71m x 3.28m)

Master bedroom having central heating radiator, multiple double-glazed windows and access to terrace, dressing room and en-suite.



Dressing Room

8' 9" x 6' 3" (2.67m x 1.91m)

Additional storage and access to en-suite and terrace.

En-Suite

6' 8" x 4' 1" (2.03m x 1.24m)

Having low-flush wc, pedestal sink, heated towel rail and shower enclosure.

Terrace

18' 4" x 11' 1" (5.59m x 3.38m)

Additional feature to the property, accessed via dressing room.

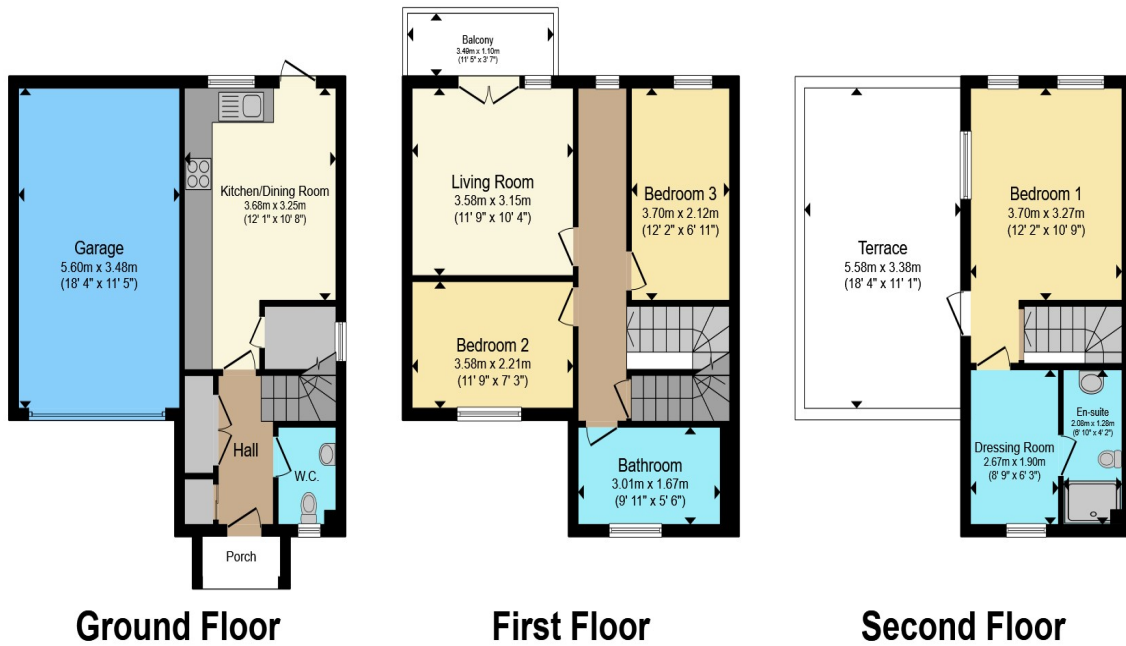
Rear Garden

Landscaped rear garden with lawned and patio seating areas, fenced boundaries and access to garage.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.





Total floor area 114.2 m² (1,229 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
Dubberley**

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14 New Road
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Property Ref: PWI104582 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104582



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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