



Bartlams

53 St. Philips Avenue, Wolverhampton, WV3 7ED

£320,000

Outstanding detached family home in a highly sought-after location located within easy reach of a wide range of local shopping facilities and well served by primary and secondary schooling. Having Bantock Park nearby and regular bus services nearby. St. Philips Avenue is a beautiful home and comprises; stunning original Minton flooring in the Entrance Hall, under stairs cupboard with wall mounted boiler, Living room with a bay window, Dining Room with patio doors into the garden. Fitted Breakfast Kitchen with a range of integrated appliances. Enclosed rear garden with decking area and planted borders. On the first floor is a galleried landing with a double-glazed feature window to the front and doors leading into the three bedrooms. Fitted Bathroom. Double Glazing and Central Heating.

- **MODERNISED THROUGHOUT.**
 - **THREE BEDROOMS.**
 - **TWO RECEPTION ROOMS.**
- **DOUBLE GLAZING AND CENTRAL HEATING.**
 - **OFF ROAD PARKING.**
 - **ENCLOSED REAR GARDEN.**
 - **BREAKFAST KITCHEN.**
 - **MUST VIEW FAMILY HOME.**

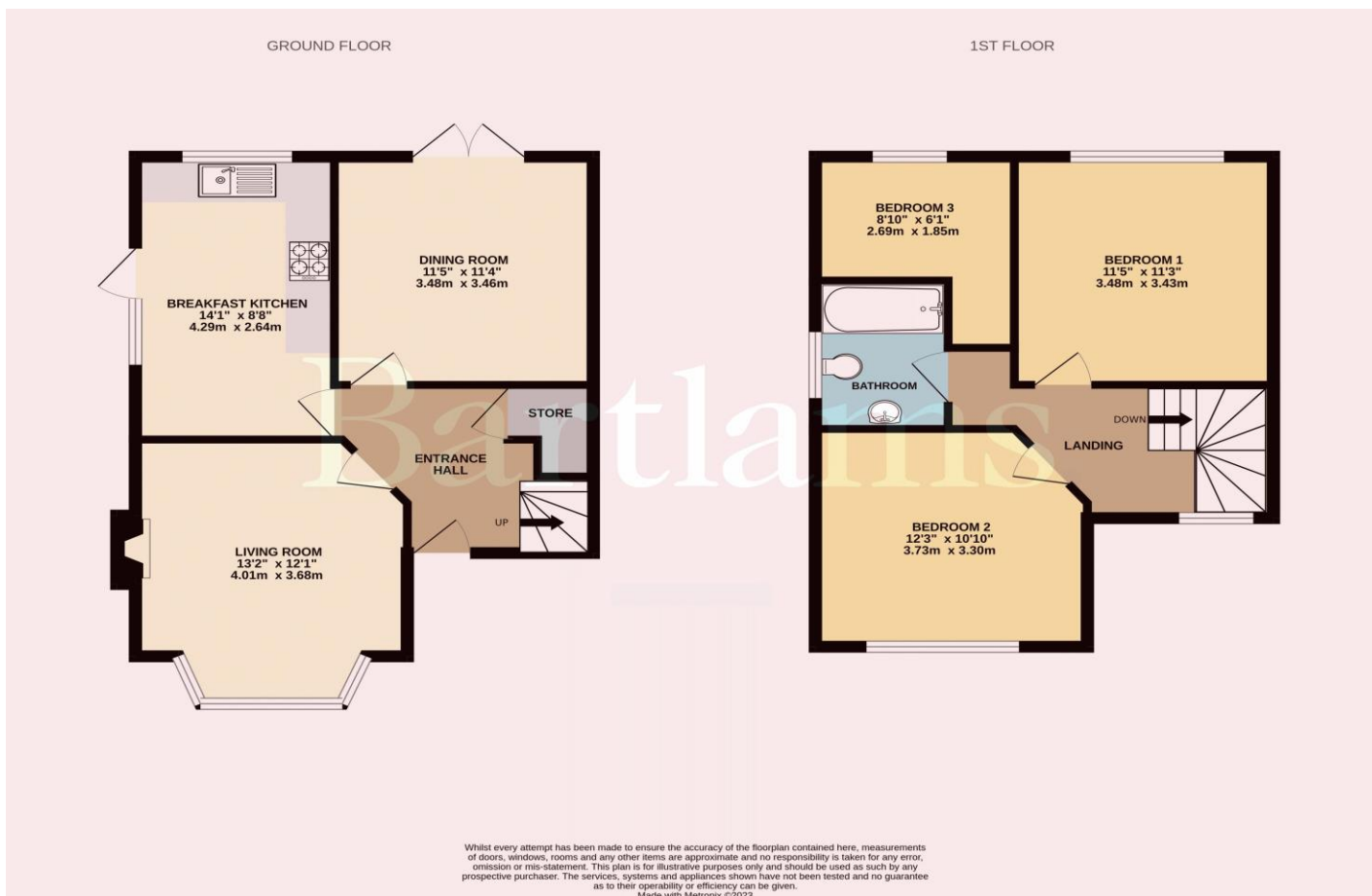


Freehold
COUNCIL TAX BAND - C
EPC RATING - E

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

DATE:

24 High Street TETTENHALL Wolverhampton West Midlands WV6 8QT

01902 759888

tettenhallsales@bartlams.co.uk

www.bartlams.co.uk



