



**Bartlams**

**8 St. Philips Avenue, PENN FIELDS, WV3 7DU**

# £265,000

**Attractive traditional-style Semi located in a popular residential neighbourhood, well served by amenities and handily placed for city centre access. Comfortably proportioned accommodation with extension to the rear. Porch and Hall. Sitting Room. Extended Living/Dining Room. Fitted Kitchen. Downstairs W.C & Utility. Three Bedrooms (two with fitted wardrobes). Bathroom. Gas-fired central heating. Double-glazed windows. Forecourt plus additional side driveway parking facilities.**

- **THREE BEDROOMS & TWO RECEPTION ROOMS.**
  - **EXTENDED TO THE REAR.**
    - **FITTED KITCHEN.**
    - **DOWNSTAIRS W.C & UTILITY.**
  - **DOUBLE GLAZING AND CENTRAL HEATING.**
    - **OFF ROAD PARKING.**
    - **ENCLOSED REAR GARDEN.**
    - **IDEAL FAMILY HOME.**



Freehold  
COUNCIL TAX BAND - C  
EPC RATING -

**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: .....

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