



## 51 Belton Avenue, Wednesfield, Wolverhampton, West Midlands. WV11 1AJ

Although in need of some updating this extended semi detached home offers ideal family accommodation at a very affordable price. It occupies a spacious corner plot with a detached garage to the rear and is ideally located for junction one of the M54 motorway and all essential amenities including shops, schools and public transport links. The property briefly comprises, storm porch, reception hall, dining room, living room, kitchen, three bedrooms, shower room and garage.

**Asking Price £239,950 Freehold**





## FEATURES

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- Extended Semi Detached Home
- No Chain
- Some Updating Required
- Spacious Corner Plot
- Ideal Family Accommodation
- Popular and Sought-After Area
- Three Bedrooms
- Detached Garage
- Freehold
- Council Tax Band B



## ROOM DESCRIPTIONS

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### **Storm Porch**

Light point and double glazed UPVC door with matching side panels.

### **Through Reception Hall**

Radiator, stairs off and under stairs cupboard.

### **Dining Room**

3.6m x 3.9m (11' 10" x 12' 10") Bay window to front, radiator and feature fireplace with flame effect gas fire.

### **Extended Living Room**

3.3m x 5.2m (10' 10" x 17' 1") Window to rear, radiator and fitted gas fire.

### **Extended Kitchen**

2.3m x 4.2m (7' 7" x 13' 9") Having a range of wall and base cupboards with matching work surfaces incorporating a sink unit, splash back tiling, gas cooker point, radiator, window to rear, wall mounted central heating boiler and door to rear garden.

### **Stairs and Landing**

Window to side and access to roof space.

### **Bedroom 1**

3.7m x 3.3m (12' 2" x 10' 10") Window to rear, radiator and built in cupboard.

### **Bedroom 2**

3.0m x 3.3m (9' 10" x 10' 10") Window to front, radiator and built in wardrobes.

### **Bedroom 3**

2.5m x 2.2m (8' 2" x 7' 3") Window to front, radiator and fitted wardrobe,

### **Shower Room**

Having shower enclosure with Triton shower unit, pedestal wash hand basin, low flush wc and heated towel rail.

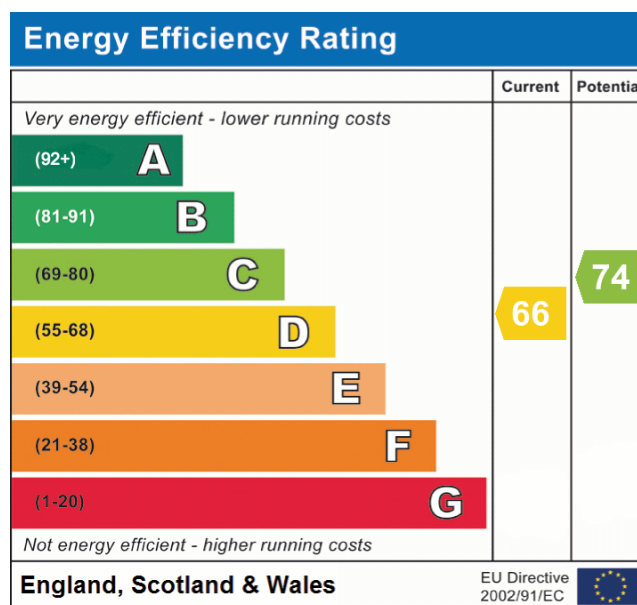
### **Detached Concrete Sectional Garage**

Having light point.

### **Outside**

Lawn areas to the front and side of the property are set behind neat Privet hedges and a Tarmac driveway at the rear of the property leads to the garage. A side gate gives access to the rear garden which has been laid for ease of maintenance.

## FLOORPLAN & EPC



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