



22 Whiston Avenue, Ashmore Park, Wednesfield, Wolverhampton, WV11 2QH

Presenting a traditional semi-detached home within this popular established residential estate, to the West of Wolverhampton and convenient for many surrounding amenities and commute.

The three bedoomed home is well presented and benefits further from double-glazing, radiator central heating and gardens, and offers much future potential.

Offers are invited for consideration and viewing is strictly by prior appointment.

**Offers Around
£190,000**



Entrance

Is made under a canopy with wall light to side and opening into

Reception Hall

With a ceiling light, dado rail, telephone point, radiator, laminate flooring, cupboard with Potterton boiler, and doors into

Living Room

20' 1" x 10' 1" (6.12m x 3.07m)

Having double-glazed windows to the front and rear, brick fireplace with tiled hearth, TV point, coving, two radiators and two ceiling light points.

Kitchen

9' 7" x 9' 7" (2.92m x 2.92m)

Having a range of fitted wall & base units, roll edge work surfaces, inset sink & drainer, tiled splashbacks, gas cooker point, extractor hood, plumbing for a washing machine, ceiling strip light, serving hatch to lounge, and a double-glazed rear window.

Rear Lobby

With inner hall door, ceiling light, tiled floor, and uPVC double-glazed door to rear garden.

Stairs rise from the hallway to a first floor

Landing

With a ceiling light, loft access hatch, airing cupboard, and doors into



Bedroom One

15' 1" x 10' 1" (4.60m x 3.07m)

Having a double-glazed front window, ceiling light, radiator and over stairs cupboard.

Bedroom Two

13' 3" x 5' 9" (4.04m x 1.75m)

Having a double-glazed rear window, ceiling light, and a radiator.



Bedroom Three

11' 8" x 6' 5" (3.56m x 1.96m)

Having a double-glazed front window, ceiling light, radiator and over stairs cupboard.



RP

Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

Having a panel bath with shower over, tiled walls, pedestal washbasin, WC, radiator, and a double-glazed rear window.



RP

OUTSIDE

To the rear is an enclosed garden, neatly laid out with patio, lawn, gravelled area and flower beds, greenhouse, cold water tap, side access with brick-built store and gated access to front garden.

To the fore is a landscaped garden with patio area, gravelled section and front hedgerow.

The property is set within a crescent of houses with the benefit of a communal green to the front and a spacious communal carpark area.



RP

Location

Ideal for many surrounding amenities, commute and access by road (and bus) to Wednesfield town, Bentley Bridge leisure park, New Cross hospital, Wolverhampton city centre and much more beyond. From the A4124 Lichfield Road, turn into Peacock Avenue, then right into Whiston Avenue, and the property can be found after a short distance on the right.

For SATNAV please use the postcode WV11 2QH.



RP

NB

The property forms part of an Estate and Probate has been granted.

The property is offered with no upwards chain.

Viewing is strictly by prior appointment.

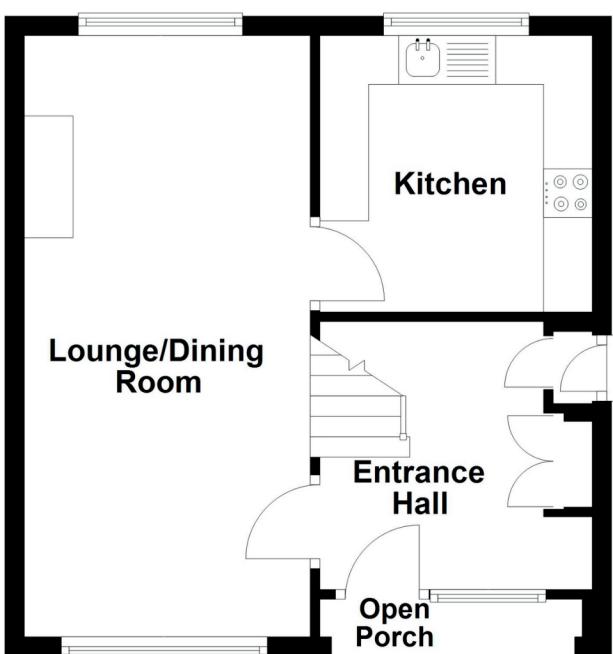
Council Tax: Wolverhampton Band A

Title: Freehold

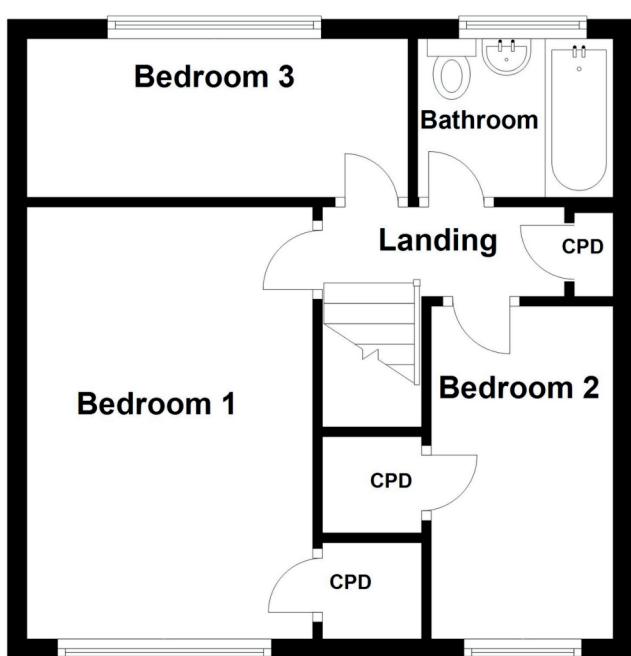
Energy Performance Rating: C

Total Floor Area = 62 square metres

Ground Floor



First Floor



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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