



57 Belton Avenue, Wednesfield, Wolverhampton, West Midlands. WV11 1AN

Welcome to this three-bedroom semi-detached home situated in the popular and sought-after area of Wednesfield. Perfectly positioned for families and commuters alike, this property offers a fantastic opportunity to acquire a spacious family home with no onward chain, allowing for a smooth and hassle-free purchase.

Upon entering, you are greeted by two generous reception rooms, providing versatile living spaces ideal for relaxing, entertaining, or enjoying quality family time. The layout creates a warm and inviting atmosphere, with ample natural light flowing through the rooms. A ground floor WC adds a convenient touch to the practical layout, enhancing the overall functionality of the home.

Offers Over £245,000 Freehold



FEATURES

- Semi Detached Home
- No Chain
- Ideal Family Accommodation
- Popular and Sought-After Area
- Ideally Located For All Essential Amenities And M54 Motorway
- Three Bedrooms
- Ground Floor WC
- Freehold
- Council Tax Band B



ROOM DESCRIPTIONS

Storm Porch

UPVC double glazed door and tiled floor.

Reception Hall

Window to side, radiator, stairs off and under stairs cupboard.

Lounge

3.6m x 3.9m (11' 10" x 12' 10") Bay window to front and radiator.

Dining Room

3.3m x 3.3m (10' 10" x 10' 10") Feature fireplace with flame effect gas fire, radiator and French door to rear garden.

Kitchen

2.1m x 2.4m (6' 11" x 7' 10") Wall and base cupboards with tiled work surfaces incorporating a one and a half bowl sink unit, gas and electric cooker points, window to rear and door to utility area.

Utility Area

2.3m x 5.5m (7' 7" x 18' 1") Base cupboards with work surface incorporating a stainless steel sink unit and appliance space beneath, plumbing for washing machine, radiator and doors to rear garden, storage area and wc

WC

Having low flush wc, heated towel rail and vanity unit with wash hand basin.

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 airing cupboard with radiator.

Bedroom 2

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

Bedroom 3

2.5m x 2.3m (8' 2" x 7' 7") Windows to front and side, radiator and built in cupboard with central heating boiler.

Shower Room

1.7m x 1.8m (5' 7" x 5' 11") Shower screen with mixer shower, heated towel rail, low flush wc and vanity unit with wash hand basin.

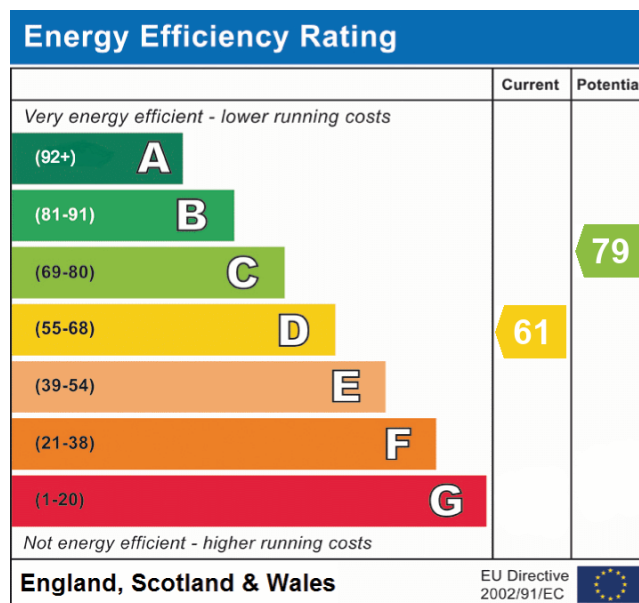
Converted Garage

The majority of the garage has been converted into a utility room with separate wc and the remaining part provides useful storage for garden tools bins and bicycle's

Outside

A block paved driveway provides ample off road parking and leads to the converted garage. There is a private rear garden with patio, cold water tap, shaped lawn area, mature trees and garden shed.

FLOORPLAN & EPC



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