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## 10 WHITEHOUSE AVENUE WOLVERHAMPTON, WV3 8ER

OFFERS IN THE REGION OF £450,000  
**FREEHOLD**

NO CHAIN - Spacious three bedroom detached home situated in a much sought after location well served by a wide range of amenities including shops, access to public transport and a number of highly regarded schools. Whitehouse Avenue is one of the most sought after addresses within Finchfield and number 10 sits towards the head of the quiet and exclusive cul-de-sac with versatile accommodation throughout comprising reception hall, separate living & sitting rooms, dining kitchen, three bedrooms, family bathroom and a large enclosed garden to the rear. A driveway to the front provides ample parking.



**SANDERS WRIGHT & FREEMAN**

# 10 WHITEHOUSE AVENUE

- Available With No Onward Chain • Highly Sought After Location • Quiet Cul-De-Sac • Versatile & Spacious Accommodation • Separate Living & Sitting Rooms • Dining Kitchen • Garage • Large & Mature Rear Garden



## APPROACH

The property is approached via a concrete print driveway providing off road parking for multiple vehicles.

## RECEPTION HALL

Parquet flooring, double glazed obscure window to the side, useful under stairs cupboard, radiator, staircase to the first floor landing and doors to the living room, sitting room and dining kitchen.

## LIVING ROOM

Double glazed window to the rear, parquet flooring, two radiators and a door to the rear.

## SITTING ROOM

Double glazed bay window to the front, radiator and parquet flooring.

## DINING KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls, built in storage cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is a built in electric oven with 4 ring hob above and space for a fridge freezer. A part glazed door provides access to the side.

## W.C & STORE

Useful store room and ground floor w.c.

## FIRST FLOOR LANDING

Double glazed obscure window to the front, two built in storage cupboards, loft access hatch and doors to:

## BEDROOM ONE

Double glazed window to the front, radiator and a range of fitted bedroom furniture.

## BEDROOM TWO

Double glazed window to the rear, radiator and built in storage cupboard.

## BEDROOM THREE

Double glazed window to the rear and radiator.

## BATHROOM

Double glazed obscure window to the rear, tiled floor, tiled walls, radiator and suite comprising pedestal wash hand basin and panelled bath.

## SEPARATE W.C

Double glazed obscure window and low level w.c.

## GARAGE

Up and over door to the front & pedestrian door to the rear.

## REAR GARDEN

To the rear of the property is an extensive and mature garden with a paved patio area and lawn beyond bordered by a number of trees and shrubs. A side gate provides access to the front.

## PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band E

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

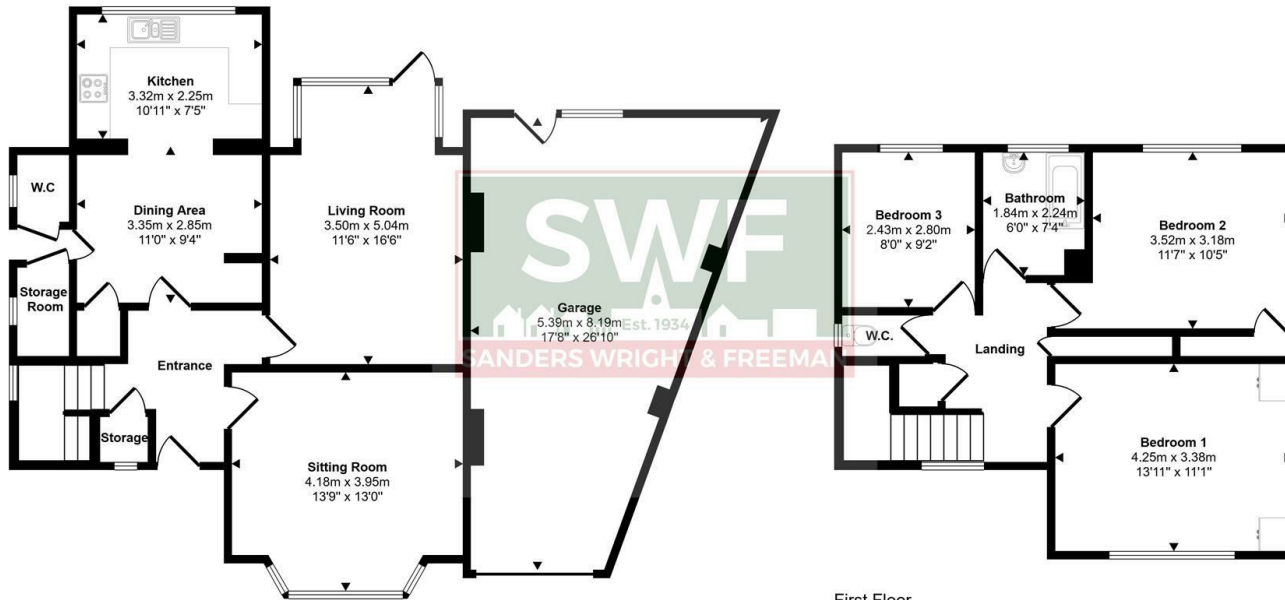
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

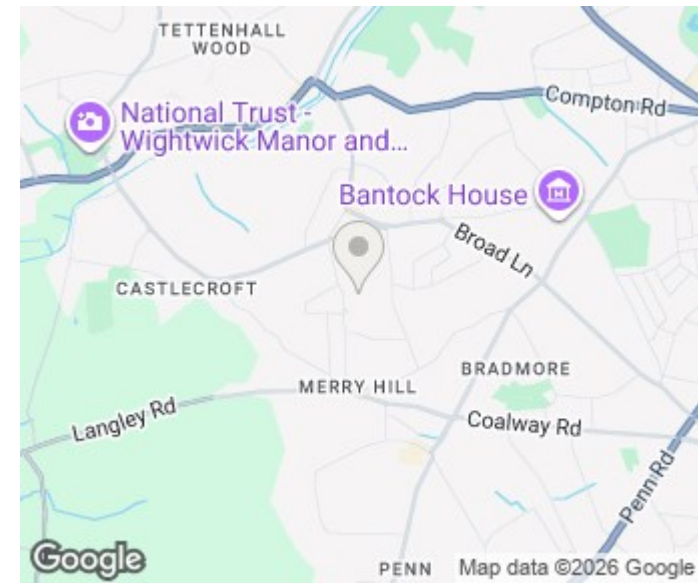
## 10 WHITEHOUSE AVENUE



Approx Gross Internal Area  
149 sq m / 1606 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			<b>82</b>
		<b>71</b>	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements