



**Connells**

Blackwood Avenue  
Wednesfield Wolverhampton

# Blackwood Avenue Wednesfield Wolverhampton WV11 1EY

for sale offers in the region of  
**£210,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this deceptively spacious two bedroom family on an enviable corner plot. Benefiting from abundance of external space, this property must be viewed in order to fully understand and appreciate.

The property comprises entrance hall, large lounge diner, stylish family kitchen and conservatory. On the first floor there are two well proportioned bedrooms and bathroom. Externally there is a detached garage to rear with driveway area, front, side and rear gardens, offering extension possibilities subject to relevant permissions.

## The Location & Area

Situated on the ever popular Long Knowle Estate noted for its popular school. Doctors dentists, public houses and eateries are all within close proximity and further shopping can be found within Wednesfield and Bentley Bridge Retail Park. New Cross Hospital, the M54 and M6 motorways are also conveniently located within close proximity.

## Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

## Lounge Diner

20' 1" x 11' 5" ( 6.12m x 3.48m )  
Double glazed window to front, central heating radiator, electric fire, French doors to conservatory.

## Conservatory

Double glazed all around.

## Kitchen

11' 5" x 7' 6" ( 3.48m x 2.29m )  
Double glazed window to rear and side, a range of wall and base units with inset sink, space for various appliances, door to entrance hall.

## First Floor Landing

Doors to various rooms.

## Bedroom One

10' 4" x 14' 2" ( 3.15m x 4.32m )  
Double glazed window to front, central heating radiator, door to first floor landing.

## Bedroom Two

9' 7" x 10' 8" ( 2.92m x 3.25m )  
Double glazed window to rear, central heating radiator, door to first floor landing.

## Bathroom

Double glazed window to rear, panelled bath, vanity sink, low flush toilet, door to first floor landing.

## Outside Front

Brick built wall and entry pillars, pathway to front entrance, lawned garden area, hedgerow.

## Outside Side

Paved area, brick wall, driveway to rear leading to detached garage.

## Detached Garage

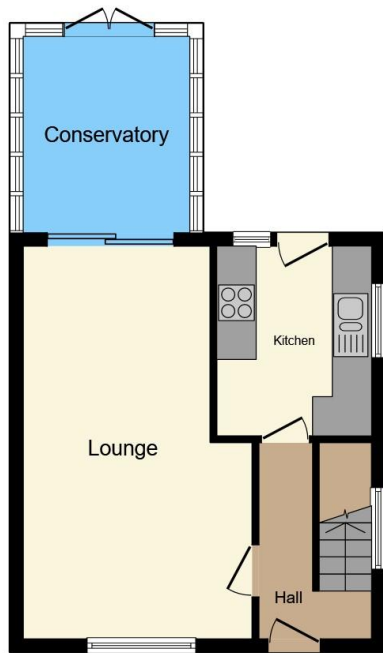
## Outside Rear

Decking area, gravelled area, outbuilding, archway leading to a paved area.

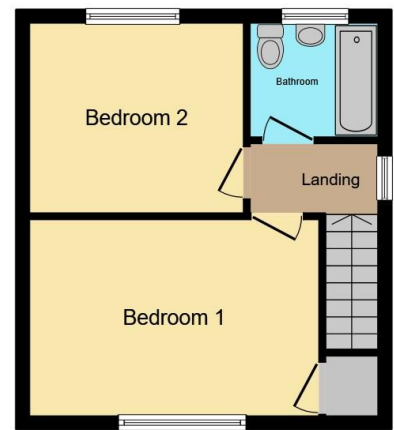




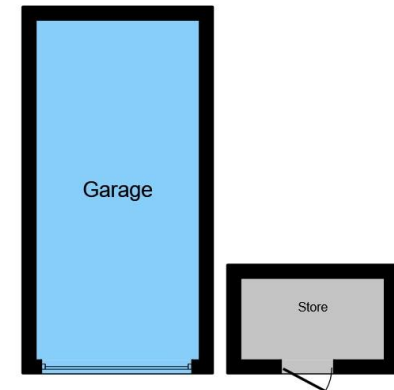




**Ground Floor**



**First Floor**



**Garage**

Total floor area 87.5 m<sup>2</sup> (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D    Council Tax Band: A

Tenure: Freehold

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