



41 SCOTT AVENUE
WOLVERHAMPTON, WV4 4HJ

OFFERS IN THE REGION OF £285,000
FREEHOLD

Occupying a pleasant cul-de-sac position just off Pinfold Lane, this attractive and extended traditional semi-detached home features well presented accommodation throughout whilst also being ideally situated for a wide range of local amenities, well-regarded schools and excellent transport links, this is a superb family home in a highly sought-after residential location. The property comprises entrance porch, living room, open plan dining room and kitchen, utility, versatile play room/study, three bedrooms, family bathroom and a pleasant enclosed garden to the rear. A driveway to the front provides off road parking.



41 SCOTT AVENUE

- Extended Three Bedroom Semi-Detached Home
- Situated In Extremely Sought After Location
- Quiet Cul-De-Sac Position
- Open Plan Kitchen/Dining Area
- Separate Living & Dining Rooms
- Versatile Study/Playroom
- Utility Room
- Pleasant Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Well Appointed Throughout



APPROACH

The property is approached via a block paved driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Door to the living room.

LIVING ROOM

Double glazed bay window to the front, two radiators, feature fireplace, double glazed window to the side, staircase to the first floor landing and a door to the dining area.

OPEN PLAN DINING AREA

Double glazed windows to the rear, part glazed door opening out to the rear garden, radiator, feature fireplace and an opening to the kitchen.

KITCHEN

Three double glazed windows to the side and rear, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer tap. There is a built in electric oven, 4 ring gas hob and space for various household appliances including plumbing for a washing machine. Door to the utility room.

UTILITY

Space for household appliances, power points, lighting and door to the study/playroom.

FIRST FLOOR LANDING

Double glazed window to the side, radiator and doors to:

BEDROOM ONE

Double glazed bay window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear, radiator and loft access hatch with drop down ladders providing access to a spacious loft which has been boarded and has lighting offering excellent storage space.

BEDROOM THREE

Double glazed window to the front.

FAMILY BATHROOM

Double glazed obscure window to the rear, towel rail, tiled walls, ceiling down lighters and contemporary suite comprising close coupled w.c, wash hand basin with vanity unit beneath and panelled bath with electric shower above.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

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 C.

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.

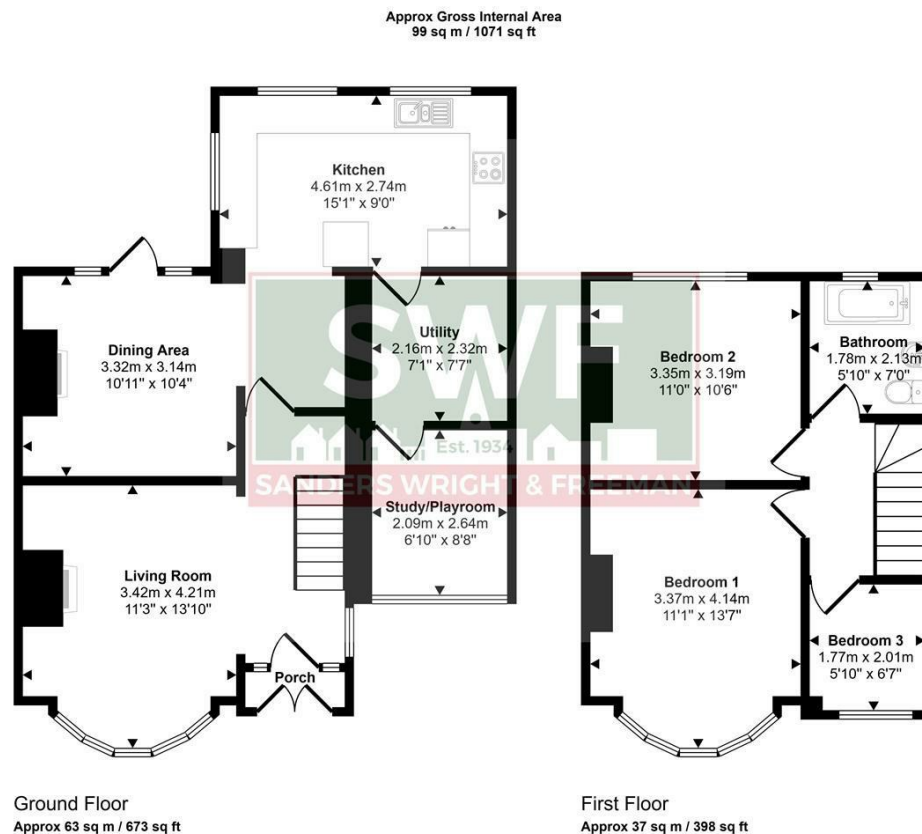
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

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>

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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		
England & Wales	EU Directive 2002/91/EC	



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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