





76 FANCOURT AVENUE, PENN

WOLVERHAMPTON, WV4 4HY

OFFERS IN THE REGION OF £265,000

FREEHOLD

Most impressive semi-detached family home in a sought after location with renowned schools, shops and transport links into the city centre nearby. Standing behind a driveway for several vehicles, the well presented accommodation features a superb through living/dining room, conservatory, breakfast kitchen, garage and modernised bathroom with shower enclosure.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

76 FANCOURT AVENUE

• Impressive Family Home • Conservatory • Modernised Bathroom With Shower Enclosure • Side Garage • Superb Through Living/Dining Room • Breakfast Kitchen • Driveway For Several Vehicles • Good Size Rear Garden • Schools, Shops and Public Transport Nearby





APPROACH

The property is approached via a driveway providing off road parking for several vehicles with access to the side garage and entrance porch.

ENTRANCE PORCH

Tiled floor and door into the reception hall.

RECEPTION HALL

Radiator, staircase to the first floor landing, under stairs cupboard, ceiling down lights and doors to the living room and kitchen.

THROUGH LIVING/DINING ROOM

24'1" into bay x 10'6"

The attractive through living room has a double glazed bay window to the front, two radiators, ceiling down lights and double glazed double doors opening through to the conservatory.

CONSERVATORY

9'2" x 8'8"

Double glazed to the side and rear, double doors opening out to the rear garden, tiled floor and radiator.

BREAKFAST KITCHEN

13'7" x 12'4" max, 8'3" min

Double glazed window to the rear, tiled floor, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Integral appliances include a dishwasher, oven, grill and 4 ring gas hob. There is also plumbing for a washing machine and space for a fridge freezer. Doors lead off to the rear garden and garage.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

BEDROOM ONE

13'4" into bay x 10'3"

Double glazed bay window to the front and radiator.

BEDROOM TWO

11'3" x 10'9"

Double glazed bay window to the rear and radiator.

BEDROOM THREE

7'4" x 6'2"

Double glazed bay window to the front and radiator.

RE-FITTED FAMILY BATHROOM

Tiled walls, tiled floor, towel rail and suite comprising freestanding bath with mixer shower attachment, close coupled w.c, sink with vanity cupboard and corner shower enclosure.

GARAGE

13'10" x 7'4"

Up and over door to the front, electric power points, lighting and door to the breakfast kitchen.

GARDEN

To the rear of the property is a paved patio area with a lawned garden 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

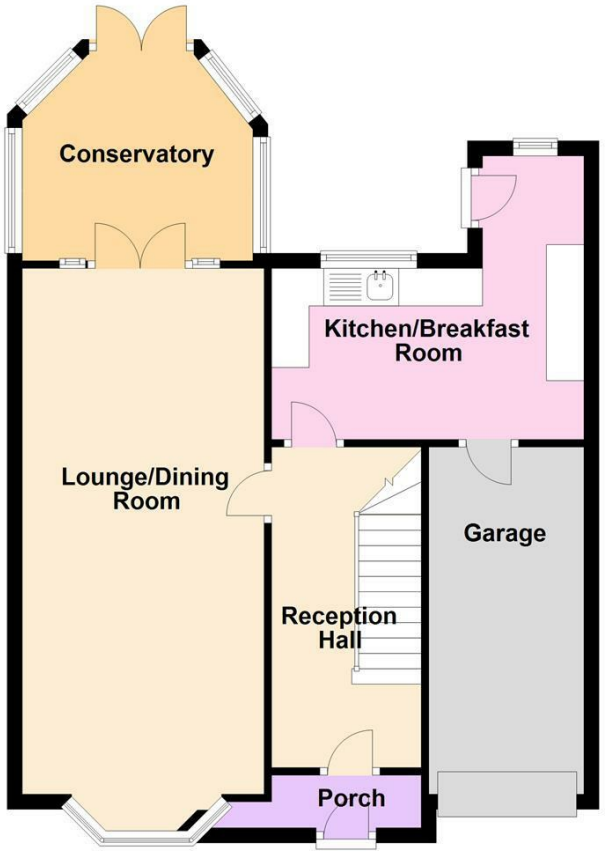
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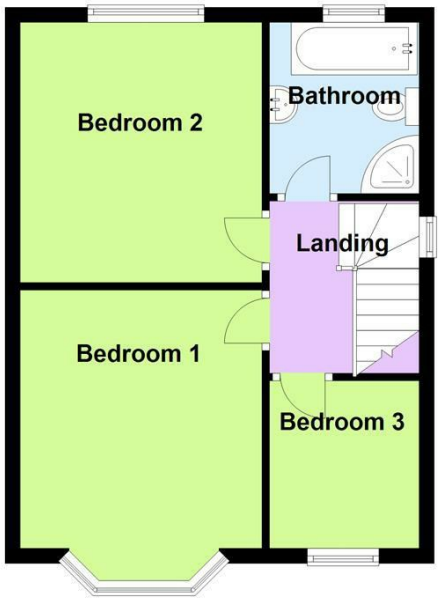




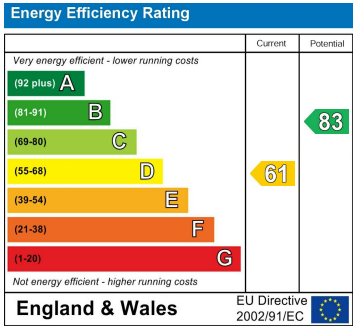
Ground Floor



First Floor







SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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