



Ryan Avenue | Wolverhampton | WV112QQ
Asking Price £180,000

W Webbs
estate agents

Summary

THREE BEDROOMSKITCHEN DINER**NO CHAIN**LARGE PLOT**PERFECT FIRST TIME BUY OR INVESTMENT**CLOSE TO ALL LOCAL AMENITIES**VIEWING ESSENTIAL**

Welcome to this charming three-bedroom house located on Ryan Avenue in the vibrant city of Wolverhampton. This delightful home is nestled in a popular area, conveniently close to a variety of local amenities, including shops, schools, and excellent transport links, making it an ideal choice for families and professionals alike.

As you approach the property, you will find a driveway that provides ample parking space, along with a useful storage room. Upon entering, you are greeted by a welcoming entrance hall that features a guest WC for added convenience. The heart of the home is a spacious dual-aspect lounge, which is bathed in natural light and boasts patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Adjacent to the lounge is a well-appointed dual-aspect kitchen diner, perfect for family meals and entertaining guests. The first floor comprises three generous bedrooms, each offering a comfortable retreat, along with a family bathroom that caters to all your needs.

The rear of the property is particularly impressive, featuring a large, private, and enclosed mature garden that is mainly laid to lawn. This outdoor space is perfect for children to play, hosting summer



Key Features

- THREE BEDROOM HOME
- LARGE MATURE PRIVATE AND ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- POPULAR LOCATION
- PERFECT FIRST TIME BUY OR INVESTMENT
- DRIVE TO THE FRONT
- KITCHEN DINER
- THREE GENEROUS BEDROOMS
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

Lounge

17'11" x 10'10" (5.485m x 3.321m)

Kitchen Diner

18'3" x 9'10" (5.572m x 3.016m)

Guest WC

4'2" x 3'9" (1.284m x 1.152m)

First Floor Landing

Bedroom One

10'1" x 11'10" (3.074m x 3.613m)

Bedroom Two

10'2" x 8'1" max (3.100m x 2.484m max)

Bedroom Three

11'0" x 11'7" (3.355m x 3.549m)

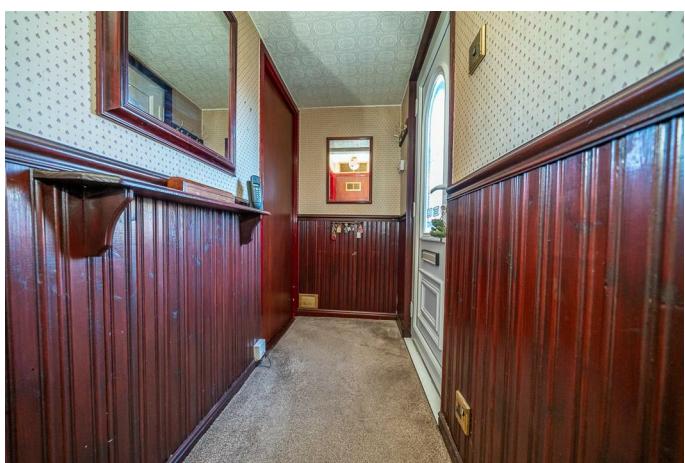
Family Bathroom

6'6" x 6'10" (1.989m x 2.102m)

Agents Note:

Identification Checks B







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Planned	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions		
Band A	Band A	Band B	Band B
Band B	Band C	Band C	Band C
Band D	Band D	Band D	Band D
Band E	Band E	Band E	Band E
Band F	Band F	Band F	Band F
Band G	Band G	Band G	Band G
All energy efficient - lower running costs		All environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	