



Lewis Avenue,
Wolverhampton, WV1 2AY

SKITTS
ESTATE AGENTS

Accommodation description

A three-bedroom end townhouse located on Lewis Avenue, Wolverhampton—an ideal opportunity for first-time buyers, young families, or savvy buy-to-let investors. Positioned just 2 miles from Wolverhampton town centre, this property offers both convenience and the potential to create a wonderful home tailored to your tastes. The property features gas central heating and UPVC double-glazed windows and while the property requires some modernisation and updating, it presents an excellent canvas for those looking to add value and create a space that reflects their style. Upon entering, you are welcomed by a reception hall that leads to a generous through lounge and dining room—perfect for family gatherings or entertaining guests. The adjoining kitchen provides ample space for meal preparation, with access to a practical storeroom and a side entry, offering additional storage and convenience. Upstairs, the first floor accommodates three well-proportioned bedrooms, offering plenty of space for a growing family. The wet room/shower room on this level is functional and could easily be updated to suit modern tastes. Outside, the property boasts gardens to both the front and rear, providing the perfect spaces for outdoor activities and gardening. The front of the property also benefits from

off-road parking, adding to its practicality. While this property needs some modernisation, it holds excellent potential for improvement and could be transformed into a fantastic family home or a valuable investment property.

Reception Hall

Through Lounge/Dining Room: 20' 0" x 9' 11" (6.09m x 3.03m)

Kitchen: 11' 8" x 11' 4" max (3.55m x 3.45m)

Store/Potential Utility Room: 8' 6" x 6' 0" (2.59m x 1.84m)

Side Entry

On The First Floor

Bedroom One: 14' 1" x 10' 0" (4.29m x 3.06m)

Bedroom Two: 12' 1" x 8' 4" (3.68m x 2.55m)

Bedroom Three: 13' 2" x 5' 9" (4.01m x 1.75m)

Shower/Wet Room: 7' 5" x 5' 7" (2.27m x 1.69m)

Separate W.C.

Outside: gardens to both front and rear and driveway to the front providing off road parking



General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: A

EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

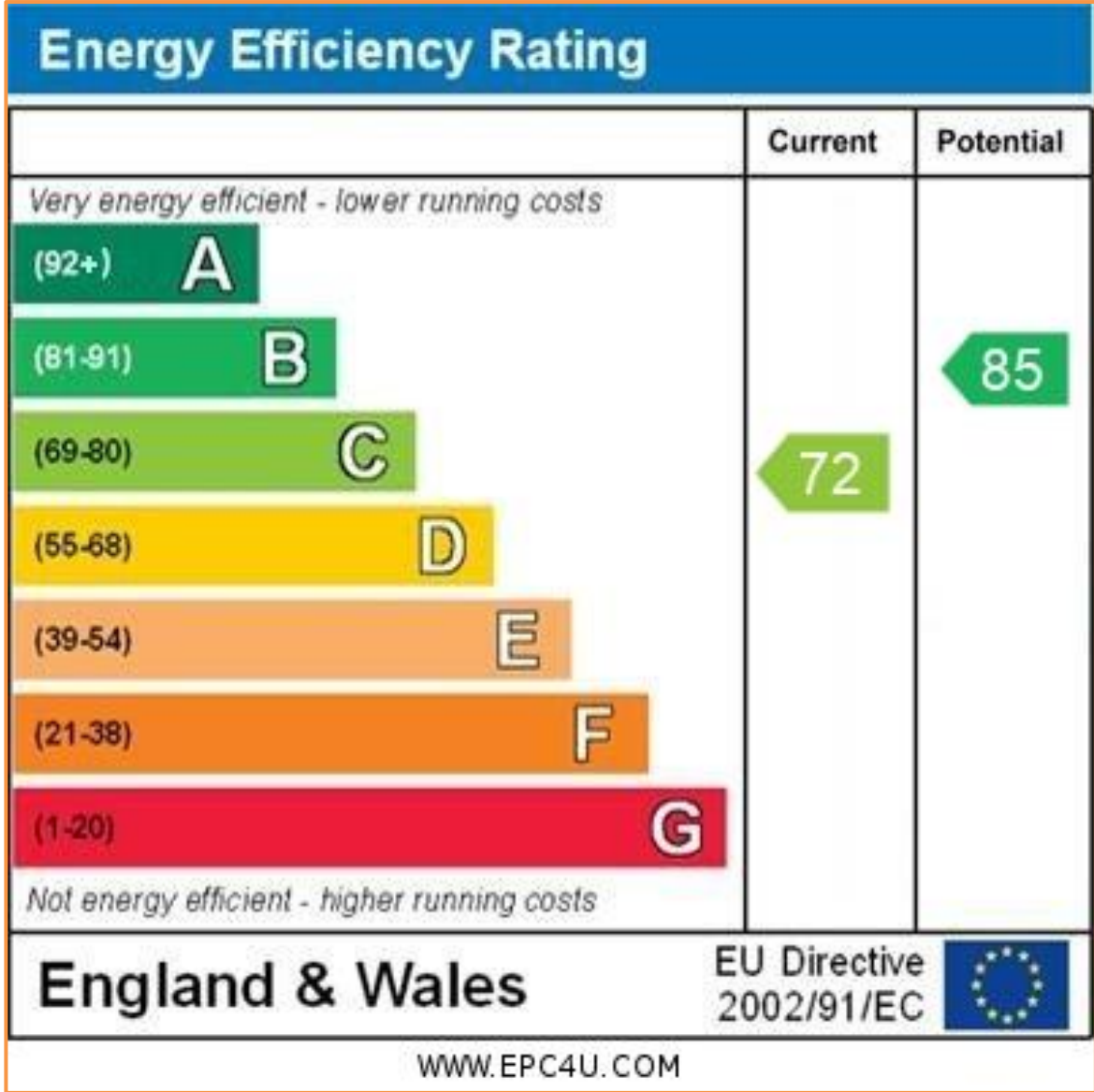
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £160,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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