



Connells

Lewis Avenue
Eastfield Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and deceptively spacious three bedroom end terrace family property. Internally the property has a good traditional layout and viewings is highly recommended to appreciate the generous accommodation on offer.

The property comprises entrance hall, large entertainment style lounge diner with sliding door to rear garden, generous kitchen with adjoining utility. To the first floor there are three well proportioned bedrooms, family bathroom and separate wc. Externally there is a low maintenance courtyard style garden to front with side gated access and communal parking. To the rear is an enclosed rear garden with access to garage to rear (see Agents Note as the garage is rented via the Council).

Entrance Hall

Double glazed door to front, stairs access, door to lounge.

Lounge Diner

19' 9" x 9' 9" (6.02m x 2.97m)

Sliding double glazed door to rear, double glazed window to front, central heating radiator, gas fire, door to kitchen.

Kitchen

11' 6" x 11' 2" (3.51m x 3.40m)

Double glazed window to rear, a range of wall and base units, space for cooker, space for washing machine, space for fridge freezer, central heating radiator, door to utility.

Utility

8' 4" x 6' (2.54m x 1.83m)

Double glazed door and window to side, a range of wall and base units, space for washing machine, door to kitchen.

The Location & Area

Situated close to the main Willenhall Road linking to Willenhall and Wolverhampton offering fantastic commuting access to the Black Country Route, M6 and M54 motorways. Wednesfield shopping centres, Willenhall shopping centres and the ever popular Bentley Bridge retail park are also close by. There is a fantastic selection of local schools nearby along with bus routes.



First Floor Landing

Doors to various rooms.

Bedroom One

13' 9" x 10' (4.19m x 3.05m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window to front, central heating radiator, storage cupboard, door to first floor landing.

Bedroom Three

13' 10" x 5' 7" (4.22m x 1.70m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Panelled bath, vanity sink, central heating radiator, door to first floor landing.

Separate Wc

Double glazed window to rear, low flush toilet, door to first floor landing.

Outside Front

Small low maintenance courtyard style garden which is gravelled and paved, picket fence, side gated access leading to rear garden.

Outside Rear

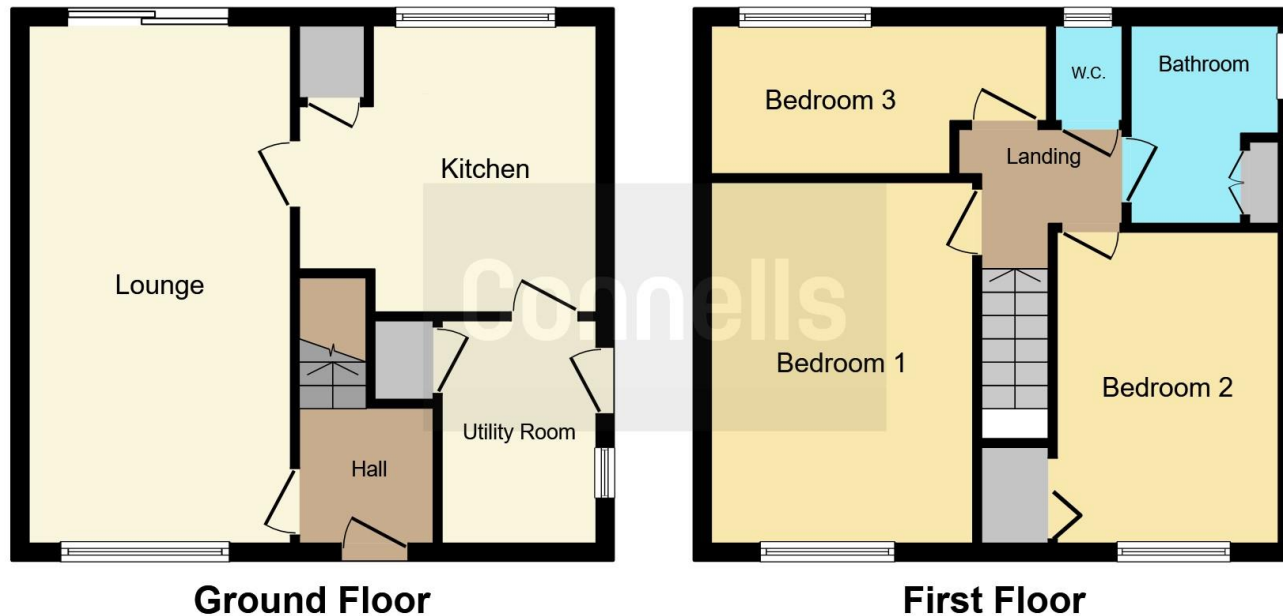
Enclosed rear garden, lawned area, paved pathway, access to rear garage (see Agents Note).

Agents Note

Please note the garage is currently rented via Wolverhampton Council and isn't included in the sale. The new purchaser would need to complete a separate application and would be available upon successful application. This property sits within a mining area which may affect mortgage lending







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WVH329098

Tenure: Freehold



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