



Connells

Lynton Avenue
Claregate Wolverhampton



Property Description

Connells Wolverhampton bring to the market Lynton Avenue, a charming three bedroom semi-detached property nestled on a sought-after residential road in Claregate. Boasting a new roof, this well-maintained home has a welcoming entrance hallway leading to a lounge and a spacious kitchen/diner. Completing the ground floor is a utility room and a convenient ground floor WC. Ascend to the first floor to find three generously-sized bedrooms along with a family bathroom. Outside, a large tarmac driveway accommodates multiple vehicles, while the rear reveals a newly paved patio with steps down to a tiered lawn and a brick-built shed.

Don't miss your chance to view this fantastic family home in the popular area of Claregate. Call our Connells Wolverhampton branch today to book your viewing

Location And Area

Set to the north west of Wolverhampton city centre in the Claregate area with numerous great local schools and fantastic local shopping in Tettenhall village. The M54 and adjoining M6 motorways along with the i54 commercial development are only a short drive away.

Approach

Set back from the roadside behind a tarmac driveway, leading into the main accommodation.

Entrance Hallway

Stairs rising to the first floor, radiator, two ceiling light points, storage cupboard double glazed window to the front and doors to the lounge and kitchen/diner.

Lounge

14' max x 12' max (4.27m max x 3.66m max)

Ceiling light point, radiator, double glazed windows to the rear and patio doors to the rear garden.

Kitchen Diner

20' 10" x 9' 1" (6.35m x 2.77m)

Matching wall base units with inset stainless steel sink and drainer with mixer tap, breakfast bar, integrated oven, grill, fridge and freezer, four ring gas hob with extractor hood above, three ceiling light points, double glazed windows to the front and rear and door to the utility.

Utility

12' x 4' (3.66m x 1.22m)

Plumbing point for washing machine, storage cupboard, ceiling light point, double glazed window to the side, doors to the ground floor WC and side access.

Ground Floor Wc

High flush WC, wall mounted wash hand basin, window to the side and ceiling light point.

First Floor Landing

Double glazed window to the front, ceiling light point, loft access and doors to all bedrooms and bathroom.

Bedroom One

12' 1" max x 11' 10" max (3.68m max x 3.61m max)

Double glazed window to the rear, ceiling light point and radiator

Bedroom Two

11' 1" min x 9' 1" max (3.38m min x 2.77m max)

Double glazed window to the rear, built-in cupboard and ceiling light point.

Bedroom Three

8' 1" x 8' 1" (2.46m x 2.46m)

Double glazed window to the front, radiator and ceiling light point

Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, partly tiled walls, storage cupboard housing the boiler, radiator, ceiling spotlights and double glazed windows to the front and side.

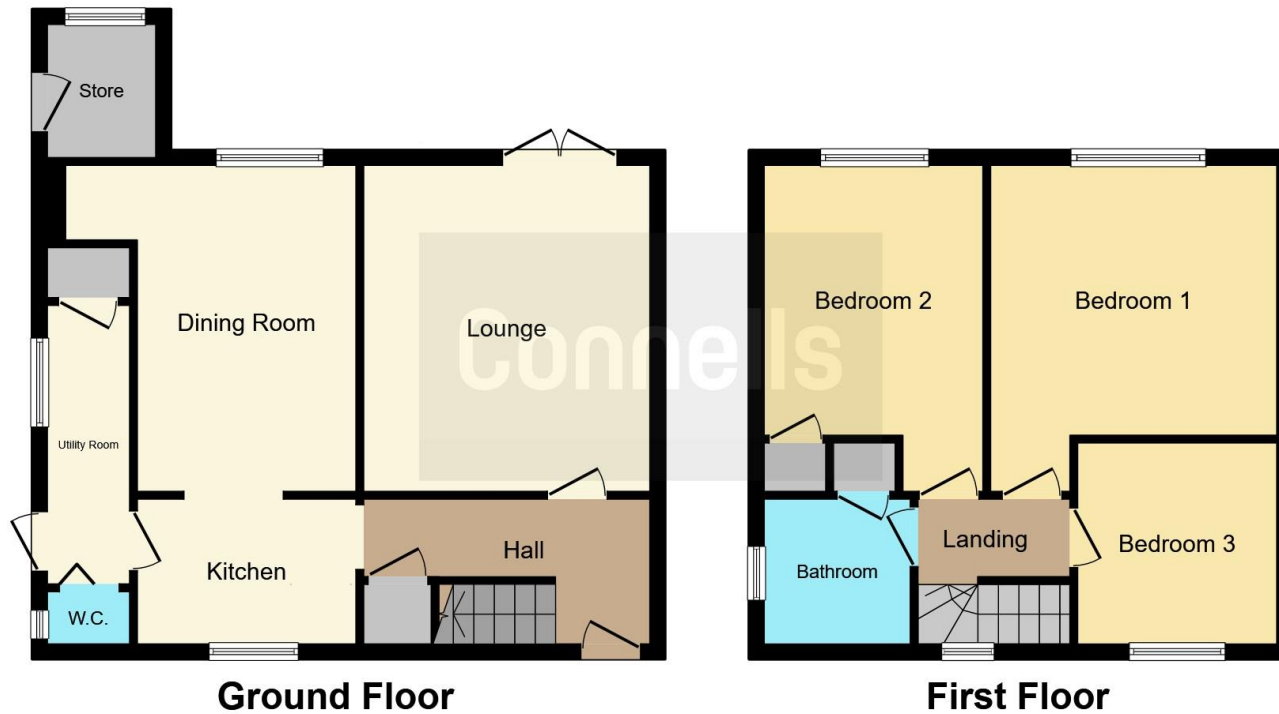
Outside Rear

Paved patio with steps down to tiered lawn areas and a brick built shed housing a double glazed window to the rear and ceiling light point. The rear garden also has an outside tap point, side gate and timber fencing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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