



Connells

Lawnswood Rise
Claregate Wolverhampton

Lawnswood Rise Claregate Wolverhampton WV6 9HW

for sale offers in the region of
£255,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this three /four bedroom semi detached family home situated in a popular location in Claregate and boasts no onward chain.

Internally the property comprises of an entrance hallway, front lounge, kitchen with open plan dining room. The garage has been converted to offer a ground floor fourth bedroom but could also be used as an office or playroom. The ground floor also benefits from having a utility area with an adjoining ground floor W/C. Heading upstairs you'll find three bedrooms and a family bathroom.

Outside to the front is off road parking and a front garden. To the rear is a well maintained rear garden.

Don't miss your chance to view this fantastic family home. Viewings are highly recommended. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Set to the north west of Wolverhampton City centre in the popular Claregate area with local shops within walking distance on Pendeford Avenue, highly regarded local schooling and Bilbrook rail station are approximately two miles away.

Approach

Set back from the roadside behind a driveway and front garden.

Porch

Door leading to the entrance hallway

Entrance Hallway

Wall light, radiator, storage cupboard, stairs rising to the first floor and doors to the lounge, fourth bedroom and kitchen.

Lounge

13' 8" max x 11' 9" max (4.17m max x 3.58m max)

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

Versatile Room / Bedroom Four

15' 6" x 7' 5" (4.72m x 2.26m)

Double glazed window to the front, radiator and ceiling light point. This room has the potential to be used as a bedroom.

Kitchen

10' 8" x 9' 9" (3.25m x 2.97m)

Matching wall base units with stainless steel sink and drainer with mixer up, integrated electric oven, extractor hood, double glazed windows to the rear side, access to the dining room and doors leading to the hallway and utility area.

Utility

10' 8" x 9' 9" (3.25m x 2.97m)

Plumbing point for washing machine, wall mounted boiler and doors leading into the garden, ground floor W/C and kitchen.

Ground Floor Wc

Low flush W/C, wash hand basin unit, radiator, ceiling light point and a double glazed window to the rear.

First Floor Landing

Double glazed window to the side, ceiling light point, airing cupboard, radiator, loft access and doors leading to all bedrooms and bathroom.

Bedroom One

12' 6" max x 10' 10" max (3.81m max x 3.30m max)

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

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

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

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

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

Bathroom

Panelled bath with shower attachment, low flush W/C, wash hand basin, ceiling light point, heated towel rail, extractor fan and a double glazed window to the rear.

Outside Rear

Paved patio with steps down to a lawn with mature tree.









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: C Council Tax
 Band: C

Tenure: Freehold

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