



Connells

Lawnswood Avenue
Parkfields Wolverhampton

Lawnswood Avenue Parkfields Wolverhampton WV4 6RZ

for sale offers in the region of
£245,000



Property Description

Connells Wolverhampton have the delight to bring to the market this deceptively spacious four bedroom semi-detached family property close to popular transport access links. Benefiting from an abundance of internal and external space this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, lounge, dining room, extended kitchen, outside shower room. On the first floor there are three bedrooms and a family bathroom, on the top floor there is a master bedroom and an en-suite toilet.

Externally there is a lawned area to front which is ideal for the installation on a driveway stpp and a good sized enclosed rear garden ideal for those with children.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

A fantastic position for commuting links for Wolverhampton, Dudley and Birmingham with Coseley Rail Station only a short drive away. There are numerous local shops and eateries and a range of highly regarded local schools.

Entrance Hall

Double glazed door to front, doors to various rooms.

Lounge

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to front, door to entrance hall.

Dining Room

11' 6" x 13' 2" (3.51m x 4.01m)

Double glazed window to rear, radiator, door to entrance hall.

Kitchen

8' 9" x 16' 10" max (2.67m x 5.13m max)

Double glazed window to front, door to rear garden, range of stylish wall and base units, inset oven, hob and extractor, space for various appliance, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom Two

12' 7" x 10' 7" (3.84m x 3.23m)

Double glazed window to front, radiator, door to landing,

Bedroom Three

8' 9" x 10' 7" (2.67m x 3.23m)

Double glazed window to rear, radiator, door to landing,

Bedroom Four

7' 6" x 6' (2.29m x 1.83m)

Double glazed window to front, radiator, door to landing,

Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window to rear, door to landing.

Second Floor Landing

door to master bedroom.

Bedroom One

11' 8" restricted head height x 10' 7" restricted head height (3.56m restricted head height x 3.23m restricted head height)

Velux to rear, door to en-suite.

En-Suite

Low flush toilet, extractor fan.

Outdoor Shower Room

Low flush toilet, pedestal sink, electric shower.

Outside Front

Lawned garden which is ideal for the installation of a drive stpp.

Outside Rear

Low maintenance rear garden ideal for those with families.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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