



17 Lytton Avenue, Penn, Wolverhampton, WV4 4HL

**BERRIMAN**  
**EATON**



# 17 Lytton Avenue, Penn, Wolverhampton, WV4 4HL

A three-bedroom detached house offering well proportioned and well presented accommodation over two storeys standing in a popular and convenient situation

## LOCATION

Lytton Avenue stands in a sought after and popular residential address and is within easy reach of the local facilities that are available within Penn itself.

It is convenient for travelling to the more extensive amenities afforded by Wolverhampton City centre and the picturesque village of Wombourne and the area is well served by schooling in both sectors.

## DESCRIPTION

17 Lytton Avenue offers very spacious accommodation over two floors and has been reconfigured and updated to include newly fitted kitchen, cloakroom with white suite, utility area, new double glazed windows and radiators, now comprising living room, dining kitchen, utility, guest cloakroom, three bedrooms and family bathroom to the first floor.

## ACCOMMODATION

A front door with glazed panels to either side opens into the ENTRANCE HALL. The LIVING ROOM has a double glazed walk in bay window to the front. The DINING KITCHEN has wall and base mounted units with fitted work tops, four ring gas hob with extractor canopy above, sink unit and drainer, double glazed windows and French doors to the rear. There is a door with internal access to the garage housing a wall mounted combination boiler, UTILITY AREA with plumbing for automatic washing machine, door to CLOAKROOM having W.C with concealed cistern and wash hand basin with cupboard beneath. Further door to rear garden.

Stairs rise to the first floor LANDING having a double glazed window to the side. The PRINCIPAL BEDROOM comprises a double room with a walk in double glazed bay window to the front. BEDROOM TWO is a double room with double glazed window to the rear. BEDROOM THREE has a double glazed window to the rear. THE BATHROOM has a panelled bath with shower, WC and hand basin, tiled walls, chrome heated towel rail and a double glazed window to the rear.

## OUTSIDE

The property stands behind a pleasant frontage having a gravelled area and driveway providing off street parking. There is an enclosed garden to the rear having a paved patio and steps down to a shaped lawn..

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers have likely coverage indoor with all four having likely coverage outdoor.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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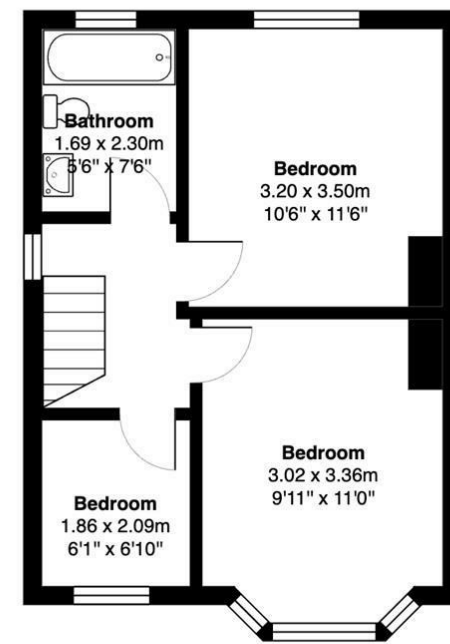
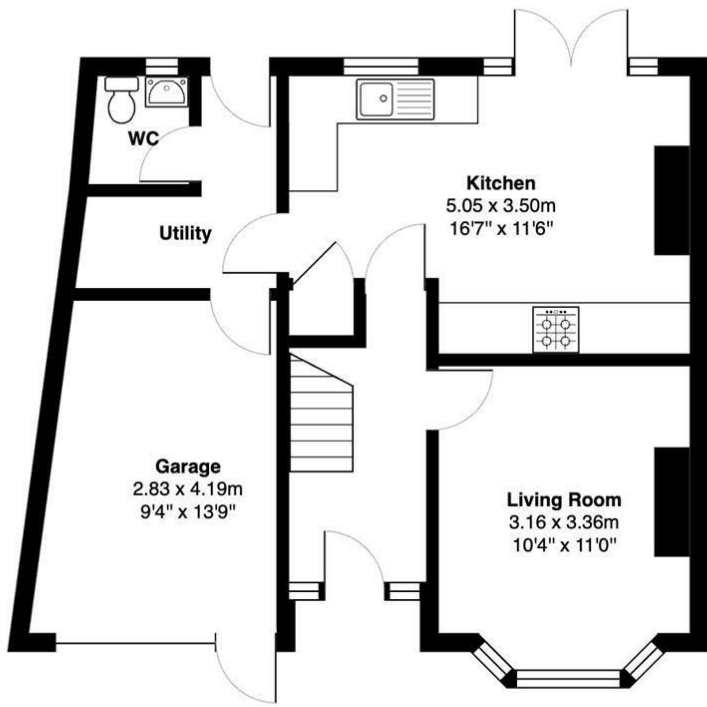
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£265,000

EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 90.8 m<sup>2</sup> ... 978 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



