



123 Lynton Avenue, Aldersley

**THOMAS HARVEY**  
ESTATE AGENTS

# A Modern Two Bedroom Detached Bungalow, Built To A Well Planned Design In A Popular Residential Area

**123 Lynton Avenue, Aldersley, Wolverhampton, WV6 9NH**

**Asking Price: £280,000**

**Tenure: Freehold**

**Council Tax: Band C - Wolverhampton**

**EPC Rating: C (77)**

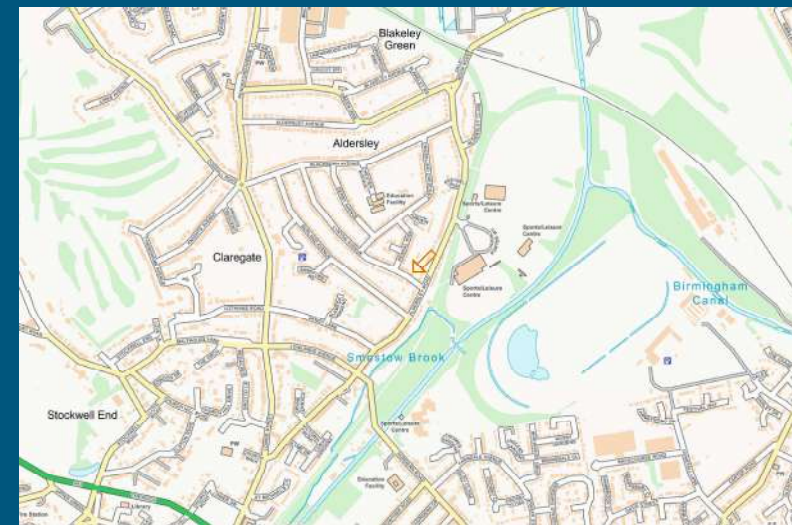
**Total Floor Area: 1,005sq feet (93.4sq metres) Approx.**

**No Upward Chain**

Occupying a choice position, raised & set well back from the road in this popular residential area, this modern detached bungalow has been built to a well-planned design, utilising the maximum space and a superb example of its type.

At approx. 1,005sq feet, the interior has been designed with a neutral décor and includes entrance hall, two double bedrooms, white bathroom and dining kitchen with is fitted with a matching suite of laminate units. From the entrance hall is access to the attic space via a pull down ladder and provides not only excellent storage space but tremendous provision to convert to further bedroom accommodation (Subject to Planning Permission). At the front of the bungalow is a driveway providing off road parking and leads to the garage at side. The enclosed surrounding garden provides ample outdoor space whilst maintaining the maximum privacy with space at the side to offer screened off road parking, if required.

Within walking distance of schools in both sectors, health clubs, local shops and amenities in both Codsall & Tettenhall centre within easy reach, the city centre is less than 3 miles away making Lynton Avenue perfectly positioned for buyers requiring facilities close by. Offered with No Upward Chain, the gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: [properties@thomasharvey.co.uk](mailto:properties@thomasharvey.co.uk)**

**W: [www.thomasharvey.co.uk](http://www.thomasharvey.co.uk)**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**



**Entrance Hall:** PVC double glazed front door, radiator and loft hatch with pull down ladder to attic space with skylight.

**Bedroom One:** 13'5" (4.09m) x 11'10" (3.61m)

Radiator and double glazed bay window to front.

**Bedroom Two:** 13'5" (4.09m) x 9'8" (2.95m)

Radiator and double glazed window to rear.

**Bathroom:** 8'0" (2.44m) x 6'5" (2.00m)

Fitted with a white suite comprising panelled bath with shower spray over, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, extractor fan, ceramic tiled flooring and double glazed opaque window to side.

**Living Room:** 14'6" (4.42m) x 13'7" (4.14m)

Radiator and double glazed bay window to front.

**Open Plan Dining Kitchen:** 9'8" (2.95m) x 17'8" (5.38m)

Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, built in appliances include electric oven, 4-ring gas hob with stainless steel extractor hood over, dishwasher, radiator, ceramic tiled flooring and double glazed window to rear with matching French doors leading to garden. An internal side door leads to:

**Garage:** 22'3" (6.78m) x 9'9" (2.97m)

'Up & Over' garage door, wall mounted Vaillant gas fired central heating boiler, power, lighting and double glazed window to rear with matching PVC side door.

**Rear Garden:** The enclosed surrounding gardens include paved surrounding path, shaped lawns, raised rear flower bed and surrounding fencing with side gates.

















**Total Floor Area Approx.:**  
**789sq feet (73.3.0 sq metres)**



**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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