



3 Lytton Avenue, Penn

THOMAS HARVEY  
ESTATE AGENTS

*A Most Spacious & Extended Four Bedroom One Bathroom Semi Detached Family House In A Favoured Location Of Penn, Ideal For Buyers Requiring A Well Presented Property. Ready To Just Move Into!*

**3 Lynton Avenue, Penn, Wolverhampton, WV4 4HN**  
**Asking Price: £290,000**

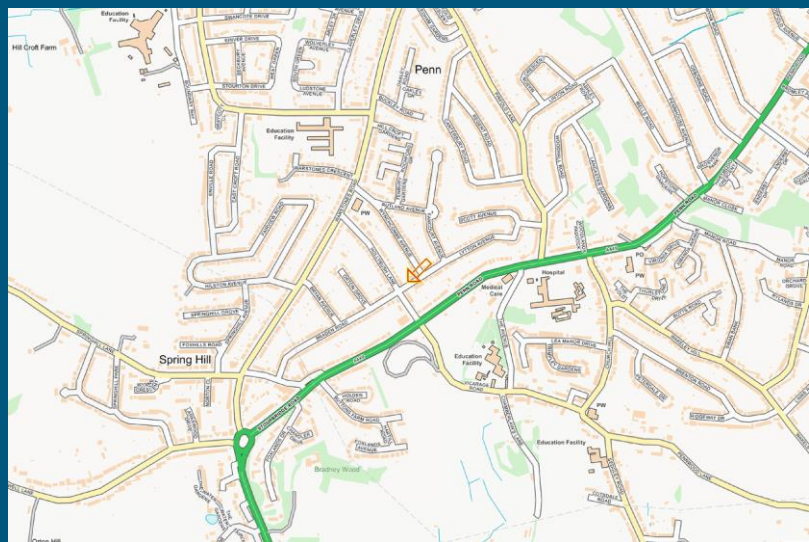
**Tenure: Freehold**  
**Council Tax: Band C - Wolverhampton**  
**EPC Rating: D (62) No: 0390-2182-9330-2504-1931**  
**Total Floor Area: 1163sq ft. (108.0sq m)**  
**No Upward Chain**  
**Services: We are informed by the Vendors that all main services are installed**

Situated in one of the most sought after locations in Penn, situated just off the Hollybush Lane & the Penn Road, this deceptive semi-detached property is therefore convenient for easy access to the majority of amenities, including Penn, Wombourne & of course Wolverhampton City Centre.

An excellent example of a family house, viewing of the interior is essential to appreciate the well-designed living accommodation which has been extended and restyled over the years to create an exceptional home. At approx. 1,163sq feet, the accommodation offers a number of pleasing features including modern kitchen & bathroom, oak veneered internal doors on the ground floor, quality carpets & flooring throughout, and neatly decorated throughout.

The accommodation includes entrance hall, front dining room, 19ft long extended rear living room with double doors to the rear garden and well-designed kitchen, fitted with a smart suite of laminate units and a range of built in appliances. The ground floor also includes a 23ft long garage with utility area and useful WC. On the first floor there are now four bedrooms, a large airing cupboard housing the Worcester gas fired central heating boiler, and both the family shower room & fitted cloakroom have luxury white suites. At the front of the property is a paved double width driveway providing ample off road parking and of course leads to the garage. The rear garden has also been landscaped to the optimum effect creating a most pleasant setting and enjoys a private outlook.

Useful for the majority of local faculties including a number of shops, restaurant/ public houses, bus routes & good schooling in both sectors and having the popular St Bartholomew's School within walking distance, 3 Lynton Avenue also benefits from no upward chain. The gas centrally heated & double glazed accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall: 12'8" (3.85m) x 5'9" (1.75m)**

PVC double glazed opaque door with matching side windows, radiator and stairs to first floor with built in cloaks cupboard below.

**Dining Room: 12'8" (3.85m into bay) x 10'6" (3.20m)**

Wall mounted 'hole in the wall' gas coal fire, radiator, wall light points, coved ceiling and double glazed bay window to front.

**Living Room: 18'1" (5.50m) x 10'6" (3.20m max)**

Marble fireplace & hearth with wood surround including gas coal fire, radiator, wall light points, coved ceiling, built in shelving and double glazed French doors to rear.

**Kitchen: 14'11" (4.55m) x 6'11" (2.10m)**

Fitted with a matching suite of smart laminate units comprising sunken stainless steel 1½ drainer sink unit with mixer tap, a range of base cupboards & drawers with matching granite style worktops, suspended wall cupboards, built in appliances include electric oven, combination microwave, warming drawer, 4-ring gas hob with concealed extractor hood over, slim-line dishwasher, recessed ceiling spotlights, tiled splashbacks, vinyl flooring and double glazed picture window to rear. An internal oak veneer door leads to:

**Garage with Utility Area: 23'0" (7.00m) x 6'7" (2.00m)**

Side opening garage doors, plumbing for washing machine, shelving, power, lighting, vinyl flooring and double glazed PVC door to rear. **Fitted Cloakroom:** Recessed WC, wall mounted electric heater, vinyl flooring and double glazed opaque window to rear

**First Floor Landing:** Large loft hatch with pull down ladder and large built in airing cupboard housing gas fired Worcester central heating boiler.

**Bedroom One: 12'8" (3.85m into bay) x 10'2" (3.10m)**

Radiator, laminate effect vinyl flooring and double glazed bay window to front.

**Bedroom Two: 11'8" (3.55m) x 10'6" (3.20m)**

Fitted with an extensive range of built in furniture including full width wardrobes with drawers, bedside tables, overhead stores, dressing table and LED mounted matching mirror, background LED lighting, radiator and double glazed window to rear.

**Bedroom Three: 10'6" (3.20m) x 6'7" (2.00m)**

Radiator and double glazed window to front.

**Bedroom Four: 6'11" (2.10m) x 6'5" (1.95m)**

Radiator, built in desk, shelving and double glazed window to front.

**Shower Room: 7'3" (2.20m) x 5'9" (1.75m)**

Fitted with a luxury suite comprising walk in shower with chrome overhead shower & separate spray, built in wall cupboards, vanity unit with mirror & lighting over, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, extractor fan, ceramic tiled flooring and double glazed opaque window to rear. **Separate WC:** Vanity unit, recessed WC with matching storage cupboards, chrome heated towel rail, part tiled walls, extractor fan, vinyl flooring and double glazed opaque window to rear.

**Rear Garden:** Enjoying a private and neatly landscaped rear garden creating a most pleasant setting whilst offering excellent useable out door space with full width paced terrace, steps down to the shaped centre lawn, circular paved patio, a variety of shrubs & trees, garden shed and surrounding fencing.

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.

















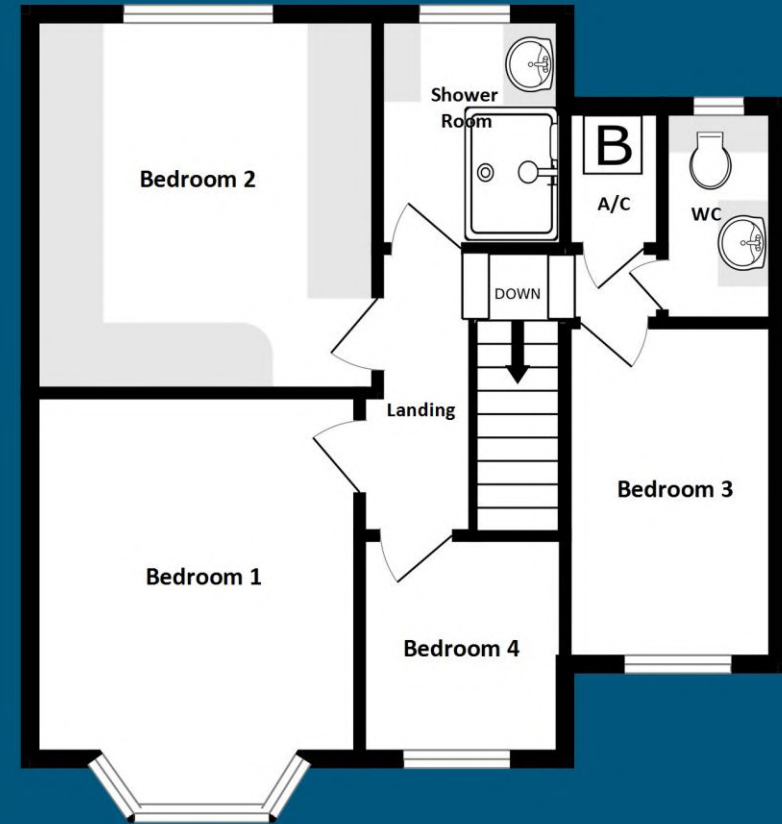




**Total Floor Area: 1163sq feet  
(108.0sq metres) Approx.**



**Ground Floor**  
Approx.: 646sq feet (60.0sq metres)



**First Floor**  
Approx.: 517sq feet (48.0sq 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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.