



77 Lynton Avenue, Claregate

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Refurbished Three Bedroom Semi Detached House, Extensively Restyled To Create A First Class Interior With A Number Of Trendy & Quality Fittings Throughout. Perfect For Buyers, Ready To Just Move Into!

77 Lynton Avenue, Claregate, Wolverhampton, WV6 9NQ

Asking Price: £265,000

Tenure: Freehold

Council Tax: Band B - Wolverhampton

EPC Rating: D (65) No: 0340-2527-3520-2706-1845

Total Floor Area: 877.5sq feet (81.5sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

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

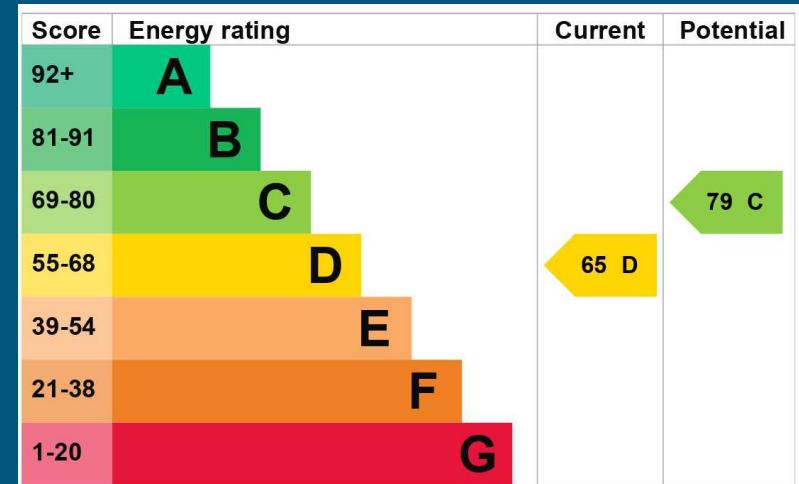
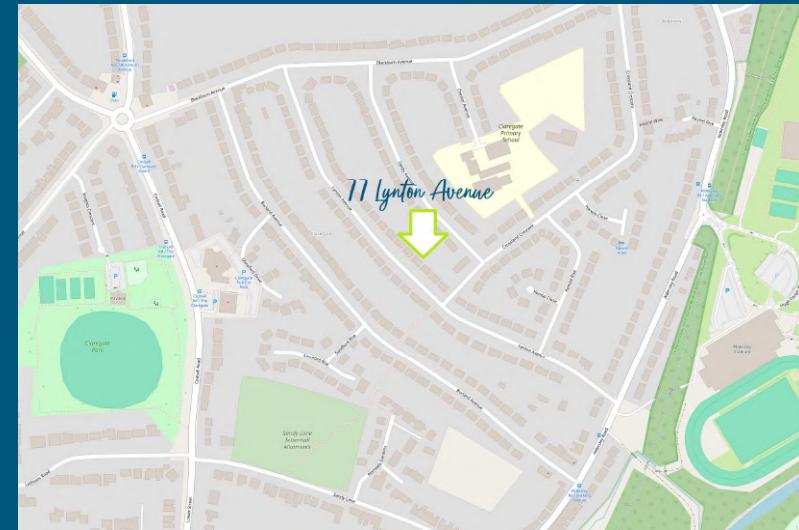
Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.

Situated in a popular residential area convenient for the majority of amenities, this deceptive semi-detached house has been thoughtfully restyled by the present owners in recent years to create a most attractive and contemporary interior, incorporating a host of stunning features throughout.

A first class example of its type, viewing of the stunning accommodation is essential to comprehend the surprisingly spacious living accommodation at approx. 877.5sq feet which is stylishly appointed throughout having quality carpets & flooring, trendy & fresh décor throughout, a refitted superior shower room and smart kitchen which is fitted with a shaker style suite. This striking property is ideal for purchasers requiring a wonderful family home, ready to just move into!

The ground floor accommodation now includes reception porch to entrance hall with staircase to first floor, a through 26ft living room and dining room, creating an excellent space to entertain guests and the kitchen adds to the appeal of this delightful home. On the first floor there are three bedrooms and the family bathroom has been refitted with a trendy luxury shower suite. At the front of the property is a double width paved driveway providing off road parking, the benefit of garage stores at side and the 60ft rear garden has been designed to create an excellent outdoor space with decked terraces, shaped lawn and offering convenient maintenance.

Within walking distance of schools in both sectors, health clubs, local shops and both Codsall & Tettenhall centre are within easy reach, the city centre is less than 3 miles away making Lynton Avenue, perfectly positioned for buyers requiring facilities close by. The charming accommodation which has the value of gas central heating and double glazing, further comprises:



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Reception Porch: PVC double glazed door and surrounding side windows. **Entrance Hall:** Internal hardwood opaque glazed door with matching leaded side windows, radiator, recessed ceiling spot lights, laminate flooring and L-Shaped staircase to first floor.

Through Living Room & Dining Room: 26'4" (8.07m max) x 9'11" (3.02m max) / 8'2" (2.50m min)

Two radiators, two display niches with background lighting, laminate flooring, double glazed French doors to rear and double glazed picture window to front.

Kitchen: 12'4" (3.76m) x 5'9" (1.76m)

Fitted with a matching suite of white shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with white ceramic single drainer sink unit & chrome mixer tap, wall mounted Valiant gas fired central heating boiler, built in appliances include electric oven & 4- ring gas hob with stainless steel extractor hood over, recess for fridge freezer, plumbing for washing machine, radiator, recessed ceiling spotlights, laminate flooring, tiled splashbacks, built in pantry/ under stair stores cupboard and double glazed window to rear & side with matching exterior hardwood double doors,

First Floor Landing: Loft hatch, recessed ceiling spotlights and double glazed opaque window to side.

Shower Room: 7'3" (2.20m) x 5'11" (1.81m)

Fitted with a smart white suite comprising corner double shower enclosure with chrome overhead rainfall shower & separate handheld spray, vanity unit with matching suspended wall cupboard, low level WC, brick styled part tiled walls, graphite modern radiator, recessed ceiling spotlights, extractor fan, patterned tiled effect cushioned flooring and double glazed opaque window to side.

Bedroom One: 11'5" (3.49m) x 9'8" (2.94m)

Graphite vertical radiator, recessed ceiling spotlights, laminate flooring and double glazed picture window to front.

Bedroom Two: 10'11" (3.33m) x 10'11" (3.32m)

Graphite vertical radiator, laminate flooring and double glazed window to rear.

Bedroom Three: 6'10" (2.08m) x 6'1" (1.85m)

Graphite vertical radiator, recessed ceiling spotlights and double glazed window to front.

Garage/ Stores: 14'4" (4.37m) x 5'9" (1.75m)

Side opening garage doors, power, lighting, storage cupboards with worktops and hardwood double glazed leaded doors to rear garden.

Rear Garden: At approx. 60ft long the rear garden has been neatly landscaped to create an excellent useable outdoor space with gravelled side terrace, composite style decked terraces, shaped lawns, 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.









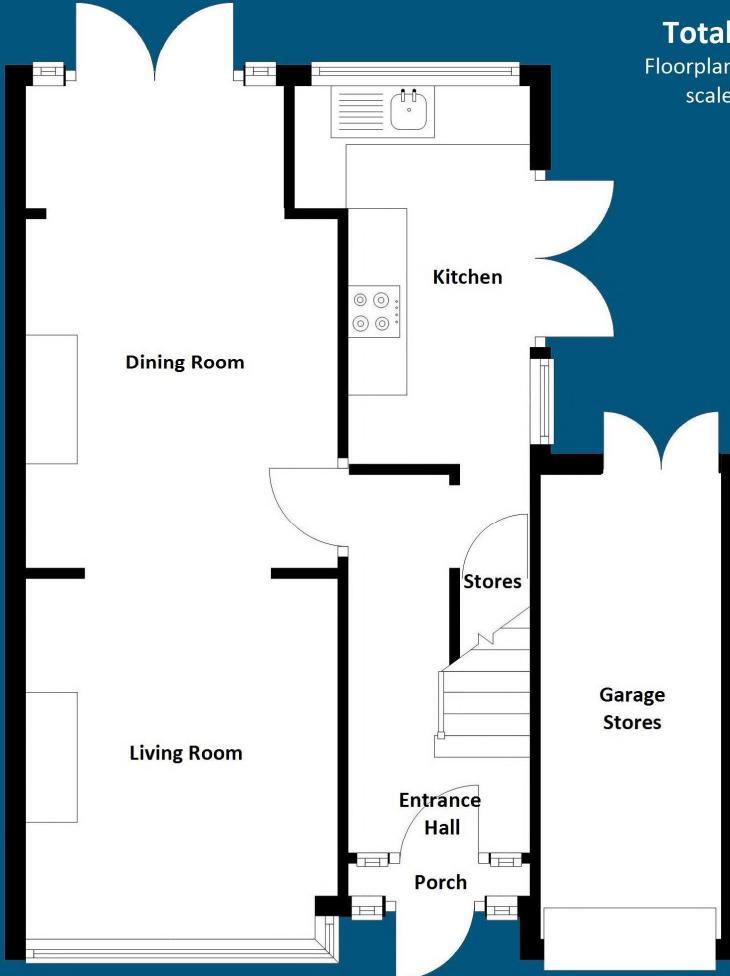




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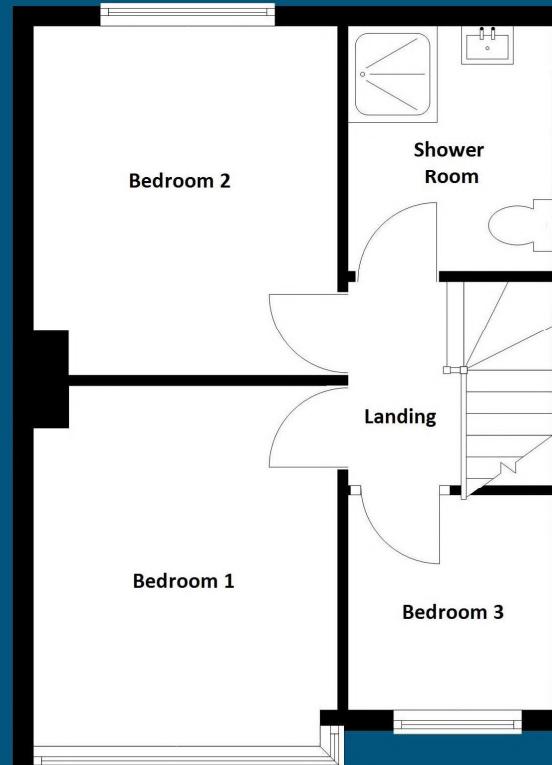
Total Floor Area: 877.5sq feet (81.5sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



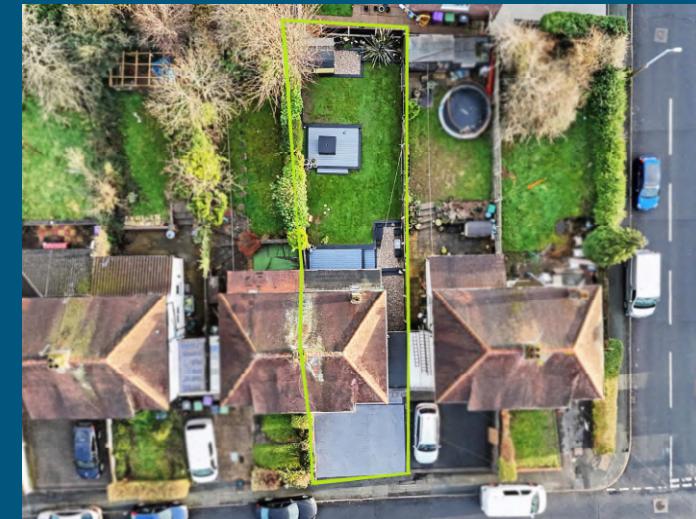
Ground Floor

Approx. 507.5sq feet (47.2sq metres)



First Floor

Approx.: 369.9sq feet (34.4sq 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.

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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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