



18 Lawnswood Avenue, Tettenhall

**THOMAS HARVEY**  
ESTATE AGENTS

*A Strikingly Presented Three Bedroom Semi Detached Property In A Favoured Residential Area, Having Been Refurbished In Recent Years To A High Standard, To Create A Stunning Family Home!*

**18 Lawnswood Avenue, Tettenhall, Wolverhampton, WV6 9HP**

**Asking Price: £285,000**

**Tenure: Freehold**

**Council Tax: Band C – Wolverhampton**

**EPC Rating: D (63) No: 2498-7931-7209-5418-5950**

**Total Floor Area: 1,063.3sq feet (98.9sq metres) Approx.**

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

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

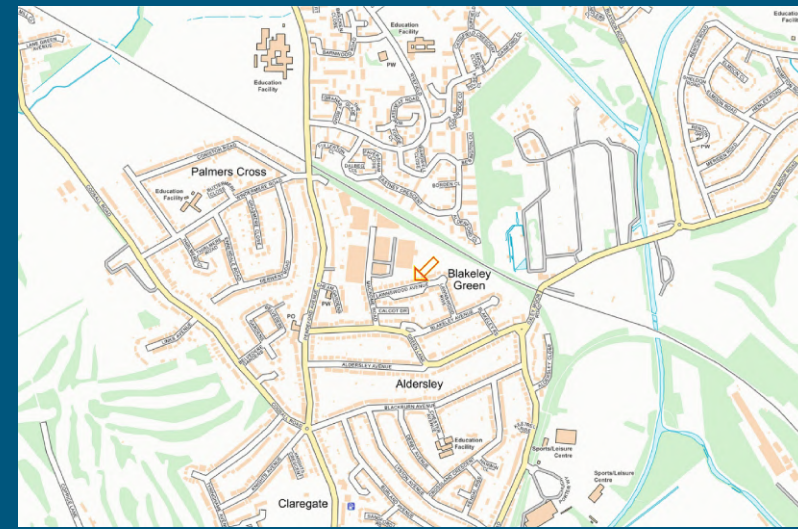
**Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good coverage outdoor.**

Tucked away in a peaceful position within a highly popular residential setting, this beautifully restyled semi-detached home has been transformed to an exceptional standard, showcasing a host of high-quality finishes and contemporary design features throughout. The result is a truly impressive modern family home that is both stylish and deceptively spacious.

Freshly updated with on-trend décor, quality carpets and flooring, new double-glazed units and composite doors, the property offers a refined interior where no expense has been spared. At approximately 1,063 sq. feet., the accommodation delivers a superb balance of comfort, practicality and modern elegance.

The layout includes a welcoming reception porch, entrance hall with useful storage, a bright front living room and a separate rear dining room, complemented by a sleek contemporary kitchen complete with integrated appliances. For buyers seeking open-plan living, the ground floor lends itself perfectly to reconfiguration to create a stunning open-plan dining kitchen with family area (subject to planning permission), ideal for entertaining and everyday family life. Upstairs, three well-proportioned bedrooms are served by a beautifully appointed family bathroom. Externally, the property continues to impress: a generous driveway provides parking for several vehicles and leads to a detached garage, while the landscaped rear garden offers an attractive and highly usable outdoor space for relaxation and play.

Perfectly positioned within walking distance of local schools and shops, and just three miles from the M54, Lawnswood Avenue is ideally placed for commuters and families alike. This is a superb opportunity for purchasers seeking a high-quality home that is ready to move straight into, with stylish presentation and excellent potential.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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**Reception Hall:** Composite double glazed front door with opaque side windows and porcelain styled tiled flooring.

**Entrance Hall:** Internal hardwood glazed door, covered radiator, floor to ceiling built in cloaks cupboard, recessed ceiling spotlights, stairs to first floor and double glazed opaque window to side.

**Living Room: 11'11" (3.63m) x 11'4" (3.45m)**

Radiator, recessed ceiling spotlights, coved ceiling, laminate flooring and double glazed bay window to front.

**Dining Room: 10'6" (3.19m) x 9'10" (3.00m)**

Radiator, recessed ceiling spotlights, coved ceiling, laminate flooring and double glazed French doors to rear garden.

**Kitchen: 12'10" (3.92m) x 8ft (2.43m)**

Fitted with a matching suite of white gloss units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with stainless steel single drainer sink unit & mixer tap, 4- ring gas hob with stainless steel extractor hood over, built in electric oven, built in fridge and freezer, plumbing for dishwasher, radiator, recessed ceiling spotlights, tiled flooring, double glazed window to side and composite opaque door to rear garden. Utility cupboard housing wall mounted gas fired central heating boiler.

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

**Bedroom One: 13'3" (4.04m) x 9'10" (3.00m)**

Radiator, recessed ceiling spotlights, laminate flooring and double glazed window to front.

**Bedroom Two: 10'6" (3.21m) x 9'10" (3.00m)**

Radiator, recessed ceiling spotlights, laminate flooring and double glazed window to rear.

**Bedroom Three: 8'3" (2.53m) x 7'7" (2.31m)**

Radiator, laminate flooring, recessed ceiling spotlights and double glazed window to front.

**Bathroom:** Fitted with a modern white suite comprising P-Shaped panelled bath with chrome overhead rainfall shower & handheld spray with side screen, vanity unit with mirrored cabinet over, recessed WC, period style white radiator, part tiled walls with matching flooring, recessed ceiling spotlights, extractor fan and double glazed opaque window to rear.

**Garden:** Decked terrace overlooking the centre lawn with paved path & patio, steps & dwarf wall lead to raised lawn with a variety of shrubs & trees, two outbuildings, surrounding fencing and gated side entry. **Detached Garage:** Up & Over garage door, power, lighting and double glazed opaque window to rear.

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.











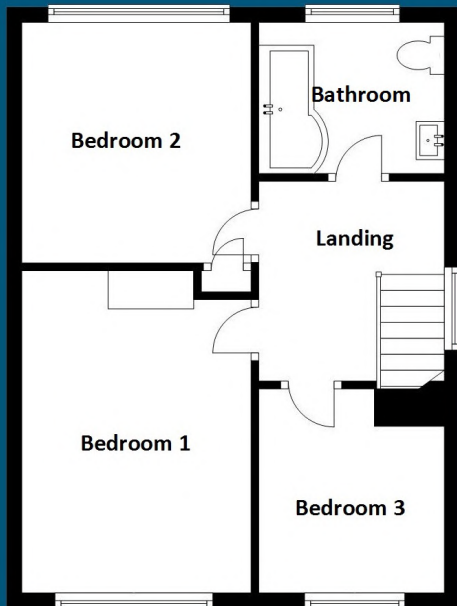
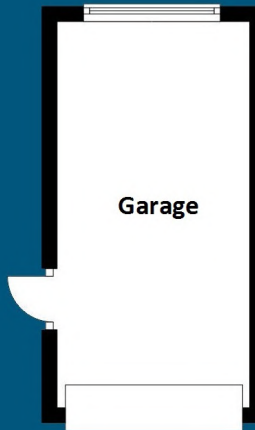




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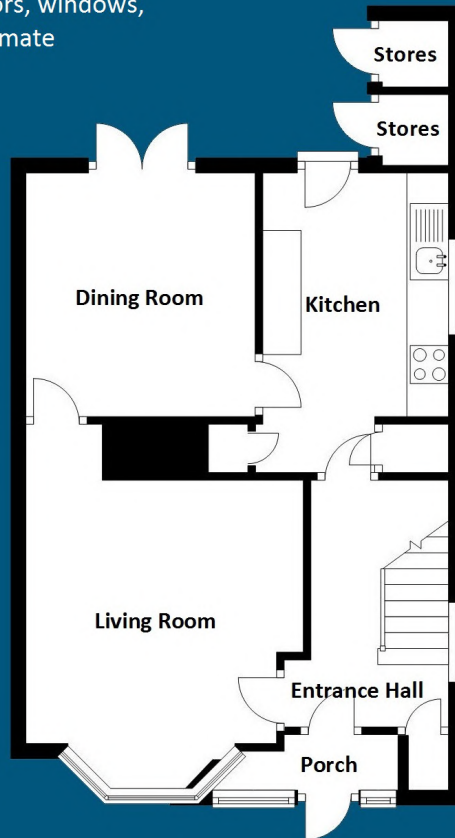
**Total Floor Area: 1063.3sq feet  
(98.8sq metres) Approx.**

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



*First Floor*

Approx.: 440.7sq feet (40.9sq metres)



*Ground Floor*

Approx.: 622.6sq feet (57.8sq 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.**

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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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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