



**Connells**

Bowen Avenue  
Lanesfield Wolverhampton

# Bowen Avenue Lanesfield Wolverhampton WV4 6NJ

for sale offers over  
**£310,000**



## Property Description

Connells Wolverhampton are thrilled to bring to the market this immaculately presented and attractive three bedroom detached family property in a popular cul-de-sac location. Benefiting from an abundance of internal and external space, this property must be viewed in order to fully appreciate, call Connells today to book your viewing.

The property comprises of an open entrance porch, entrance hall, lounge, dining room with feature herringbone flooring, extended modern fitted kitchen, three bedrooms and family bathroom with bath and separate shower cubicle. Externally there is a large driveway for multiple vehicles to the front and a generous highly maintained rear garden.

## The Location & Area

Close to the Birmingham New Road which offers easy access to Wolverhampton City Centre, Dudley and the Black Country Route. This perfect location also had easy access to schools and local amenities.

## Entrance Porch

Open porch with double glazed door to entrance hall.

## Entrance Hall

Door to porch, central heating radiator, stairs to first floor landing, door to lounge, door to extended kitchen.

## Lounge

10' 11" x 10' 11" ( 3.33m x 3.33m )

Double glazed window to front, central heating radiator, wood burner, open to dining room.

## Dining Room

11' 11" x 10' 3" ( 3.63m x 3.12m )

Double glazed French doors to rear, feature herringbone flooring, central heating radiator, breakfast bar area leading to kitchen.

## Kitchen

15' 7" x 7' 8" ( 4.75m x 2.34m )

Double glazed window to rear, skylight, a range of stylish wall and base units, inset oven, hob and extractor, integrated one and half drainer sink, space for American style fridge freezer, integrated microwave, dishwasher, spotlights.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 5" x 10' 11" ( 3.48m x 3.33m )

Double glazed bay window to front, central heating radiator, door to first floor landing.

## Bedroom Two

12' 1" x 10' 6" ( 3.68m x 3.20m )

Double glazed window to rear, central heating radiator, door to first floor landing.

## Bedroom Three

7' 6" x 5' 5" ( 2.29m x 1.65m )

Double glazed window to front, fitted office furniture, door to first floor landing.

## Family Bathroom

Double glazed window to rear, walk-in stylish glass shower cubicle, panelled bath, concealed back toilet with vanity sink, feature spotlights, door to first floor landing.

## Outside Front

Large tarmac driveway providing multiple off road parking, dwarf wall to front.

## Outside Rear

Enclosed rear garden which is mostly lawned, mature plants, trees and shrubs, Indian sandstone paved patio, paved pathway.

## Agents Note

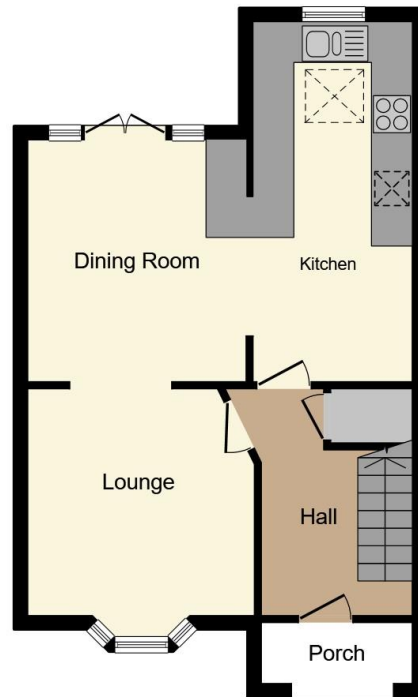
The road to the front of the property is unadopted and has recently had road stone laid.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

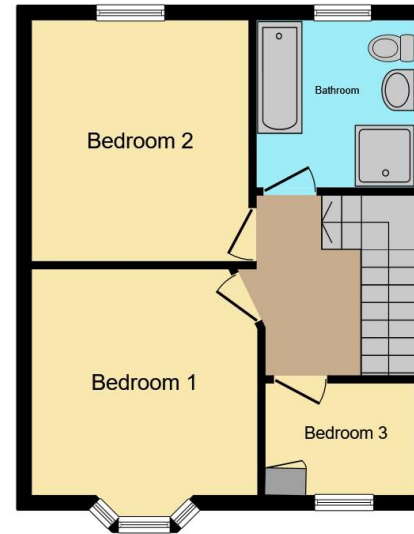








**Ground Floor**



**First Floor**

Total floor area 83.9 m<sup>2</sup> (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335958](http://connells.co.uk/Property/WVH335958)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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