



angelestates
your housing guardians

**CRAWFORD AVENUE, LANESFIELD,
WOLVERHAMPTON, WV4 6PL**



WELL PRESENTED **THREE BEDROOM END-TERRACED PROPERTY IS NOW AVAILABLE '**FOR SALE**'. OFFERED WITH **NO UPWARD CHAIN**, BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING AND OFF-ROAD PARKING. **SUPER LOCATION** WITH AN **EASIER COMMUTE** TO LOCAL AMENITIES. IDEAL FIRST FAMILY PURCHASE, SO CALL TO **ARRANGE A VIEWING!!****

- END TERRACED PROPERTY
- GAS CENTRAL HEATING
- RECEPTION ROOM
- UPSTAIRS BATHROOM
- NO UPWARD CHAIN
- THREE BEDROOMS
- FULL DOUBLE GLAZING
- KITCHEN/DINER TO REAR
- ENCLOSED REAR GARDEN
- ENERGY RATING – **C (56)**

For Sale: **Offers in Region of £185,000**

Crawford Avenue, Lanesfield, WV4 6PL

Entrance:

Brick built front boundary wall with tarmac driveway providing off road parking for 1-2 vehicles, side gated access leads into rear garden, front canopy with single step up to double glazed door with inset leaded glass panel leads into:-

Hallway:

Laminate flooring, pendant light fitting to ceiling, wall mounted fuse board and panelled door to side leads into:-

Reception Room: 14'5" (max, into recess) 12'10" (min) x 11'9"

Laminate flooring, single panel radiator, pendant light fitting to ceiling, double glazed 'bow' window to front elevation and wall mounted electric heater. Panelled door towards rear leads into:-

Kitchen: 17'7" x 8'3"

Fully tiled flooring, single panel radiator, three ceiling mounted enclosed light fittings, double glazed window and separate French Doors to rear elevation leads in rear garden, double glazed window to rear and double-glazed door with opaque glass to side elevation. Range of kitchen base, drawer and wall units with roll-top work surfaces, partly tiled walls as splashback, one and half bowl sink and mixer tap. Fan assisted electric oven, four ring gas hob and 'chimney styled' extractor hood above. Space provided for fridge/freezer and washing machine. Open access to **under stairs storage cupboard** with carpeted flooring, shelving and coat rail to wall.

From hallway, carpeted stairs lead to first floor landing with handrail to wall and double-glazed window with obscured glass to side elevation, pendant light fitting to ceiling and access to loft space. On landing, door into former airing/over stairs storage cupboard with shelving. From landing, panelled door to side leads into:-

Bedroom One (To Front): 11'8" (max, into wardrobe) 10'4" (min, to wardrobe front) x 9'3"

Carpeted flooring, single panel radiator, double glazed window to front elevation, ceiling mounted triple spotlights, within recess built-in wardrobes with full

length mirrored doors, internal hanging rail and shelving. From landing, panelled door into:-

Bedroom Two (To Rear): 11'2" x 9'6"

Carpeted flooring, single panel radiator, pendant light fitting to ceiling and double-glazed window to rear elevation overlooking rear garden. From landing, panelled door into:-

Bedroom Three (To Rear): 8'0" x 7'9"

Carpeted flooring, single panel radiator, pendant light fitting to ceiling, double glazed window to rear elevation overlooking rear garden and shelving to wall. From landing, panelled door into:-

Bathroom (To Front): 5'6" x 5'6"

Fully tiled flooring, wooden panelled ceiling with recessed spotlights, double glazed window with opaque glass to front elevation and single panel radiator. Bathroom suite comprising of:- Panelled bath with shower rail, curtain and electric shower above, partly panelled and/or partly tiled walls used as splash back, pedestal wash basin, low level flush toilet and wall mounted mirrored cabinet.

Outside:

Rear Gardens:

From kitchen/diner, single step down onto paved patio which leads around to side passageway and gated access to front of property. Step up onto raised decking area with railings, central 'stepping stone' path leading towards garden shed (to remain) at rear with mostly laid lawn each side of pathway, floral borders to rear and right-hand side containing plants, bushes and shrubs. Benefits from not being overlooking from rear elevation.

Please Note:

The property is currently rented as a family home for **£850.00 per calendar month** (exclusive of bills) and the occupying tenants are currently on the new version of a Periodic Tenancy (following recent Government legislative changes) and requires the appropriate new notice period should they need to vacate prior to completion.

THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and 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 prior to purchase.



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Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

Local Authority Charge: (Financial Year 2026-27)

The property has been 'Banded A' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Wolverhampton City Council**. For the current financial year, council tax charges are **£1,692.66 per annum** (subject to annual increment).

Energy Performance Rating: D (56)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Are You Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Internal Photographs:

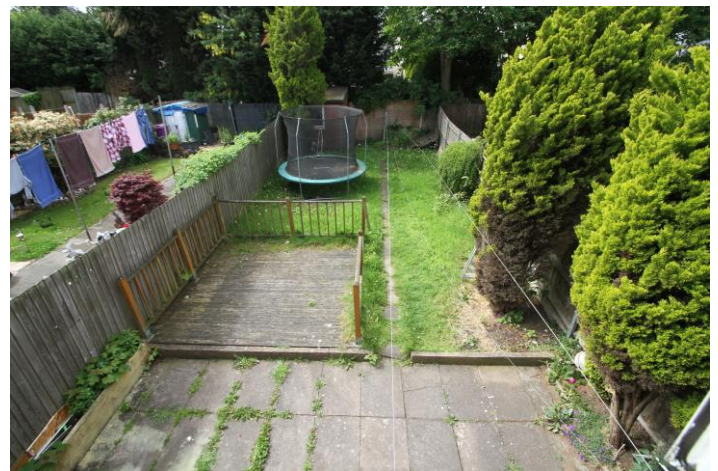
Reception Room:



Kitchen/Diner:



Aerial Rear Garden:



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