



93 Lynton Avenue, Claregate

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Extended Well Maintained Three Bedroom Two Bathroom Semi Detached House In A Favoured Residential Area, Offering An Excellent Opportunity For Buyers Seeking A Home To Restyle To Own Choice!

93 Lynton Avenue, Claregate, Wolverhampton, WV6 9NQ

Asking Price: £230,000

Tenure: Freehold

Council Tax: Band B - Wolverhampton

EPC Rating: D (55) No: 0390-2697-3610-2006-5635

Total Floor Area: 1,033.6sq feet (96.0sq metres) Approx.

No Upward Chain

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

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

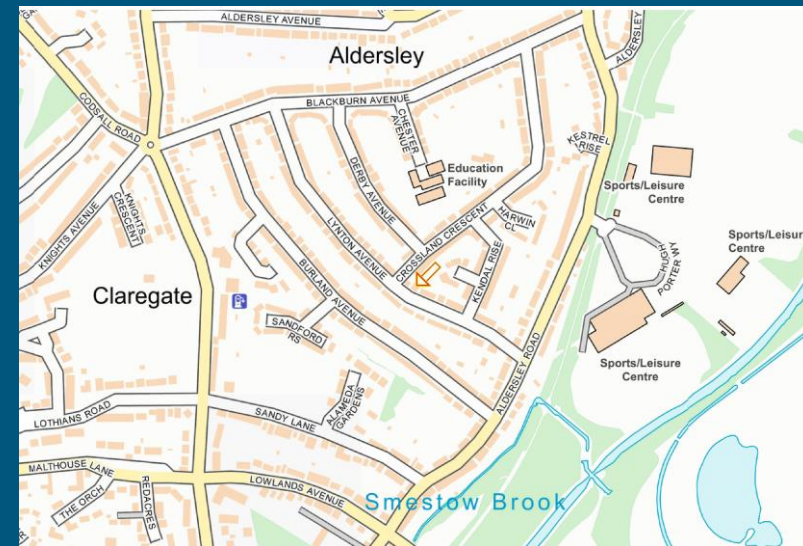
Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good coverage outdoor.

Situated in a well-established and highly convenient residential setting, this deceptive semi-detached home offers far more space than first impressions suggest. Lovingly maintained over the years, the property presents an inviting interior with excellent scope for buyers wishing to restyle and personalise to their own taste — a superb opportunity in a sought-after location.

Stepping inside, the extended accommodation immediately reveals its generous proportions, with approximately **1,033.6 sq. ft.** of neatly presented living space enhanced by quality carpets and flooring throughout. The layout flows effortlessly from room to room, creating a home that is both practical for everyday life and versatile for entertaining.

The ground floor begins with a welcoming entrance hall leading to a downstairs shower room, ideal for families and guests. The front living room offers a warm and comfortable setting, while the separate dining/sitting room provides flexibility for formal dining, a second lounge, or a multi-purpose family space. A standout feature is the large rear conservatory, immersed in natural light and opening onto the garden — a superb area for relaxing, hosting gatherings or enjoying year-round views of the outdoors. The spacious kitchen is fitted with a light, neutral suite and benefits from an adjacent utility room, adding valuable storage and practicality. Upstairs, three well-proportioned bedrooms are served by a family bathroom, completing a layout that caters perfectly to growing families or buyers seeking a comfortable and adaptable home. Externally, the property continues to impress. A double-width paved driveway provides ample off-road parking, while the low-maintenance rear garden, predominantly paved, offers excellent usable outdoor space with minimal upkeep required. It's an ideal setting for outdoor dining, container planting or simply enjoying a private, easy-care environment.

Perfectly positioned within walking distance of schools in both sectors, health clubs, local shops and the amenities of both Codsall and Tettenhall, the location delivers everyday convenience in abundance. Wolverhampton city centre lies less than three miles away, making Lynton Avenue an excellent choice for commuters and families alike. Offered with No Upward Chain, this charming home, complete with gas central heating and double glazing, represents an exciting opportunity for buyers seeking space, potential and a prime position close to key amenities. The accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed opaque front door, radiator, laminate flooring and L-Shaped staircase to first floor with storage recess below.

Downstairs Shower Room: 7'2" (2.19m) x 6'4" (1.92m)

Fitted with a white suite comprising corner shower with wall mounted electric shower, low level WC, vanity unit, radiator, vinyl flooring, extractor fan and double glazed opaque window to front.

Living Room: 11'6" (3.50m) x 10ft (3.05m)

'Hole in the wall' tiled fireplace, radiator, laminate flooring and double glazed bow window to front.

Dining / Sitting Room: 12'2" (3.72m) x 9'4" (2.86m)

Wall mounted electric coal effect fire, radiator, laminate flooring and internal double glazed sliding doors to:

Conservatory: 12'2" (3.70m) x 10'1" (3.07m)

Wall light points, fitted blinds, tiled flooring and double doors to rear garden.

Kitchen: 14'3" (4.33m max) x 11'6" (3.55m max)

Fitted with a matching suite of cream units comprising a range of base cupboards, drawers & suspended wall cupboards, light coloured laminate worktops, stainless steel single drainer sink unit with mixer tap, recess & gas point for cooker, plumbing for slim line dishwasher, wall mounted gas fired central heating boiler, radiator, part tiled walls & tiled flooring, double glazed window to rear and matching PVC door to garden.

Internal access to: Utility: 6'3" (1.90m) x 5'10" (1.79m)

Worktop, suspended wall cupboards, plumbing for washing machine and tiled flooring.

First Floor Landing: Loft hatch and double glazed opaque window to side.

Bathroom: 7'10" (2.40m) x 6ft (1.82m)

Fitted with a traditional suite comprising panelled bath with wall mounted electric shower & folding side screen, low level WC, vanity unit, tiled walls & flooring, radiator and double glazed opaque window to side.

Bedroom One: 12ft (3.65m) x 10'1" (3.08m)

Fitted with triple wardrobes, radiator and double glazed window to front.

Bedroom Two: 11'1" (3.38m) x 9'8" (2.95m)

Radiator and double glazed window to rear.

Bedroom Three: 6'10" (2.08m) x 5'8" (1.73m)

Fitted with shelving, laminate flooring and double glazed window to front.

Rear Garden: Mainly paved for low maintenance with full width paved patio, dwarf wall and steps lead to the raised paved terrace, flowering borders 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.







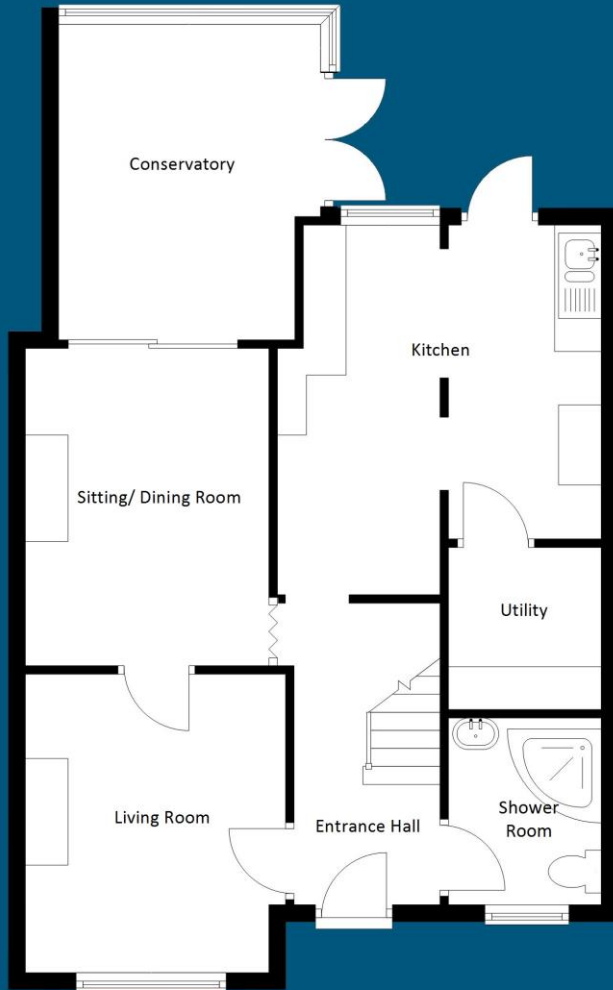




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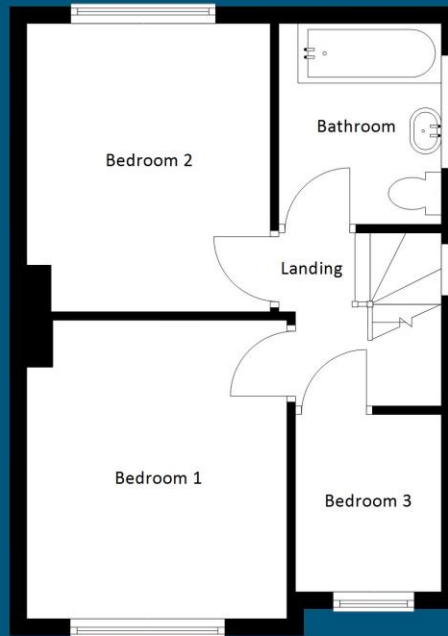
Total Floor Area: 1,033.6sq feet
(96.0sq metres) Approx.

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.: 665.9sq feet (61.9sq metres)



First Floor

Approx.: 367.7sq feet (34.2sq 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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