



Connells

Lynton Avenue
Claregate Wolverhampton

Lynton Avenue Claregate Wolverhampton WV6 9NG

for sale offers in the region of
£325,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this modern build extended three bedroom semi detached family home set over three floors and situated in the popular area of Claregate. Viewings are highly recommended to appreciate this modern family home, call Connells Wolverhampton today to book your viewing.

This well presented and deceptively spacious family home comprises of an entrance porch, entrance hallway with access to a convenient ground floor wc, well appointed kitchen with integrated appliances and marble work tops, spacious lounge, extended sun lounge with bifold doors and access to a converted garage for a utility room and storage area. Heading up to the first floor there are two bedrooms, en-suite wet room and family bathroom. On the second benefits from a further bedroom with en-suite wet room. Outside to the front is ample off road parking and there is a landscaped rear garden.

The Location & Area

Set to the north west of Wolverhampton city centre in the Claregate area with numerous great local schools and fantastic local shopping in Tettenhall village. The M54 and adjoining M6 motorways along with the i54 commercial development are only a short drive away.

Approach

Set back from the roadside behind off road parking for ample vehicles with access to the main accommodation and storage area.

Entrance Porch

Door to front, spotlights, central heating radiator, doors to entrance hall.

Entrance Hall

Door to porch, spotlights, storage cupboard, vertical radiator, doors to ground floor wc, lounge and kitchen.

Kitchen

Matching wall and base units with marble work tops, integrated double oven, dishwasher, microwave, space for America style fridge, part tiled walls, one and half sink with mixer tap, spotlights, vertical radiator, double glazed windows to front, bifold doors leading to lounge, door to entrance hall.

Lounge

Vertical radiator, ceiling light point, spotlights, bifold door to kitchen, French doors to extended sun lounge.

Sun Lounge

Spotlights, vertical radiator, bifold doors to rear garden, French doors to lounge, door to utility.

Utility

Belfast sink with mixer taps, plumbing for washing machine, vertical radiator, double glazed window to rear, access to storage area.

Storage

Composite door, loft access, power supply, lighting.

First Floor Landing

Spotlights, central heating radiator, stairs rising to second floor, doors to various rooms.

Bedroom One

Double glazed window to rear, spotlights, fitted wardrobe, storage cupboard, sliding door to en-suite wet room.

En-Suite Wet Room

Shower with jets, wash hand basin, heated towel rail, low flush wc, extractor fan, tiled walls, double glazed window to rear.

Bedroom Three

Double glazed window to front, ceiling light point, fitted wardrobes, central heating radiator.

Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin unit, spotlights, part tiled walls, heated towel rail, extractor fan, double glazed window to front.

Second Floor Landing

Ceiling light door, doors to Bedroom Two.

Bedroom Two

Double glazed skylight windows, fitted wardrobes and drawers, central heating radiator, ceiling light point.

En-Suite Wet Room

Shower with jets, wash hand basin, heated towel rail, low flush wc, extractor fan, tiled walls, skylight window.

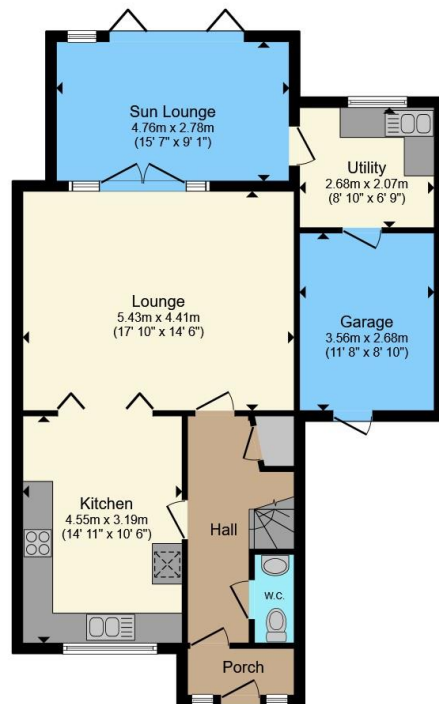
Outside Rear

Block paving, inset floor spotlights, lawn, flower borders, three double socket point, single socket point, composite decking, two pergolas, gated side access, outside tap.

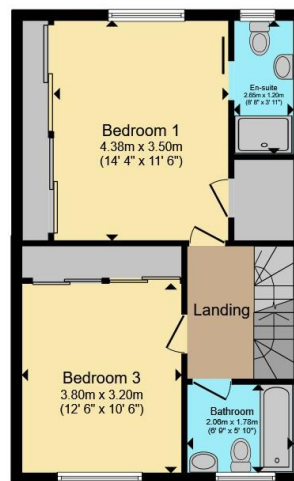




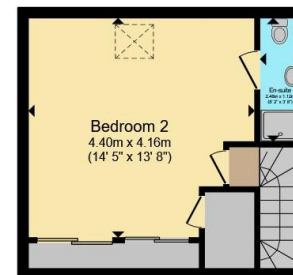




Ground Floor



First Floor



Second Floor

Total floor area 159.0 m² (1,711 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334240



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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