



58 Lytton Avenue, Wolverhampton, WV4 4HL

BERRIMAN  
EATON



# 58 Lytton Avenue, Wolverhampton, WV4 4HL

Lytton Avenue is a quiet, leafy avenue running between Pinfold Lane and Hollybush Lane which is an established and sought after address standing within convenient travelling of the local facilities available along the Penn Road (A449). There are regular bus services to the further and more extensive amenities afforded by Wolverhampton City Centre itself, Wombourne, Stourbridge and beyond. Furthermore, the area is well served by reputable schooling for all age groups with Warstones Primary, Springdale and Highfields being within walking distance.

EPC: D  
WOMBOURNE OFFICE

## LOCATION

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## DESCRIPTION

Lytton Avenue is a semi-detached property which has been extended to the rear, has off road parking, tandem garage and a private, elevated rear garden. The internal accommodation briefly comprises porch, entrance hall, dining room, living room and galley kitchen to the ground floor. To the first floor there are three bedroom and a shower room. The property benefits from central heating and double glazing.

## ACCOMODATION

The PORCH has wooden double opening doors with single glazed opaque windows inserted and tiled floor. The ENTRANCE HALL has a staircase rising to the first floor landing with wooden balustrades, radiator and a wooden door with opaque panels to the top, there is storage beneath the stairs and karndean flooring. The DINING ROOM has a double glazed bay window to the front elevation, fireplace with recess and radiator. The LIVING ROOM has a double glazed window to the rear elevation, radiator, wiring for the wall lights and coal effect gas fire with surround. The KITCHEN is fitted with a range of wall and base units, fitted worksurfaces with inset one and a half bowl and drainer, space for oven, integrated fridge, fitted extractor, radiator, part tiling to the walls and a wooden door that gives access to the garage.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the side elevation and loft access. The SHOWER ROOM has a curved shower cubicle with electric shower over, vanity wash hand basin with mixer tap and incorporating the low level WC, double glazed opaque window to the rear elevation, heated ladder towel rail, tiling to walls and flooring. DOUBLE BEDROOM 1 has double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed bay window to the front elevation and radiator. BEDROOM 3 has double glazed window to the front elevation and radiator.

## OUTSIDE

To the front of the property there is a block paved driveway suitable for parking off road and giving access to the garage and the porch, there is an established, raised planted fore garden. The GARAGE has an electronically operated roller shutter door, double glazed window to the rear elevation and UPVC door giving access to the rear garden.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND C – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

PRICE OFFERS AROUND £265,000

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

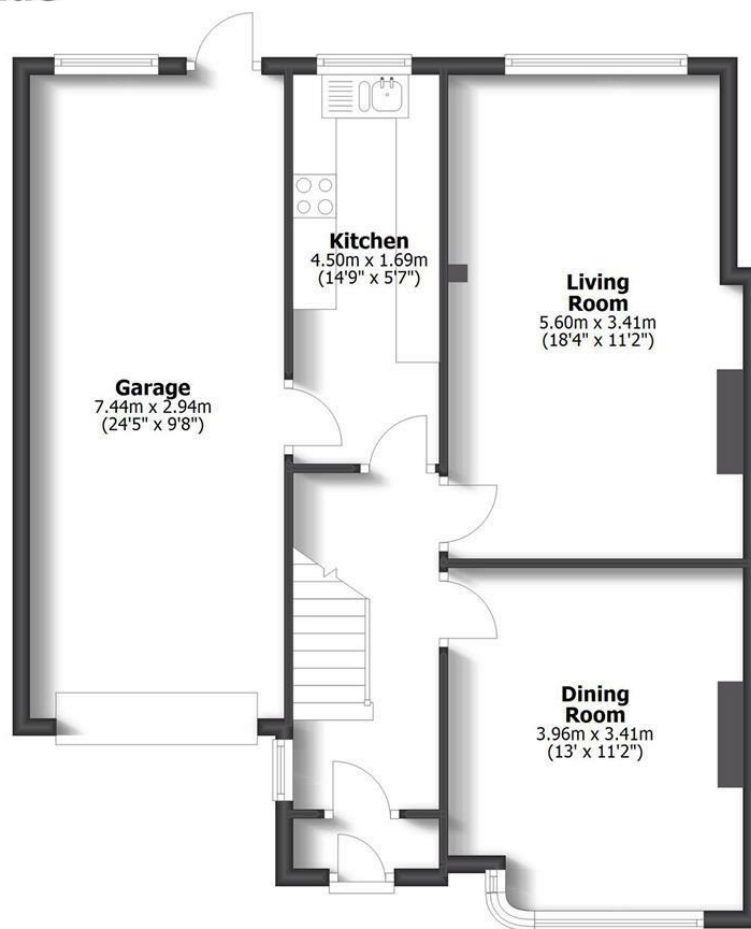
Offers In The Region Of  
£265,000

EPC: D

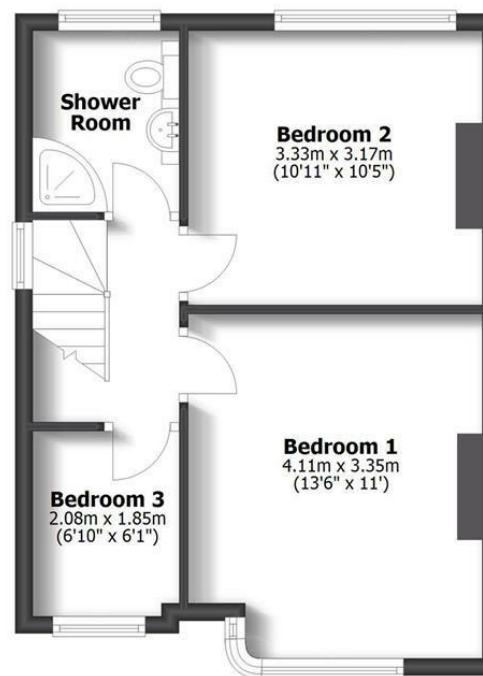
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 58 Lytton Avenue Wombourne



**Ground Floor**



**First Floor**

HOUSE: 85.0sq.m. 915sq.ft.  
GARAGE: 21.9sq.m. 235sq.ft.  
**TOTAL: 106.9sq.m. 1150sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



