

17 Lawnswood Avenue, Claregate, Wolverhampton, WV6 9HP

BERRIMAN EATON

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A well-presented three-bedroom semi-detached home, ideally situated in a cul-de-sac. Offering a modern finish throughout, the property features off-road parking, a useful loft space, and a generous rear garden.

LOCATION

A semi-detached residence situated in a cul-de-sac in a well-established residential area, close to local amenities afforded by Pendeford shopping parade and Tettenhall Village and the property is within easy travelling distance of Wolverhampton city centre. Regular bus services are available and the area is well served by a variety of schools, both independent and maintained.

DESCRIPTION

17 Lawnswood Avenue is a well presented semi-detached home. The ground floor offers a spacious reception room and a modern open-plan breakfast kitchen perfect for everyday family life as well as entertaining. A convenient guest cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. From the landing, there is access to a boarded loft space featuring useful eaves storage and double-glazed skylights, providing excellent additional storage.

Externally, the property benefits from off-street parking, a practical storage area, and a private rear garden ideal for relaxing, play, or outdoor dining.

ACCOMMODATION

A composite door opens into the HALL with integrated ceiling lights, wall panelling and laminate flooring. From the hall a door opens into the LOUNGE DINING ROOM with a double glazed window to the front and doors to the rear. The modern BREAKFAST KITCHEN comprises wall and base units with fitted work tops and tiled splash back, a sink and drainer, an integrated oven, hob with an extractor fan above and a dishwasher and there is space for a fridge freezer. There are double glazed windows and door to the rear and a GUEST CLOAKROOM with WC, wash basin and a double glazed rear window.

BEDROOM ONE is a double room with a double glazed front window and fitted wardrobes. BEDROOM TWO is a double room with a double glazed rear window and BEDROOM THREE has a double glazed window to the front elevation and a storage cupboard. The SHOWER ROOM has a shower cubicle with a rainfall shower and separate hose, vanity unit with wash basin, drawers and cupboards beneath, integrated ceiling lights and a double glazed window to the rear.

From the LANDING there is a pull down ladder access to the LOFT SPACE which has double glazed skylights and eaves storage.

OUTSIDE

The property benefits from a DRIVEWAY providing convenient off-street parking, along with a useful STORE featuring an electric roller shutter door, a wall-mounted gas boiler, direct internal access to the kitchen, affording ample storage space.

The REAR GARDEN is a generous size and thoughtfully arranged with a well-kept lawn, a paved patio, and a decking area. This versatile outdoor space is perfect for outdoor dining and entertaining family and friends.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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01902 326366
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Offers Around
£279,000

EPC: C

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.



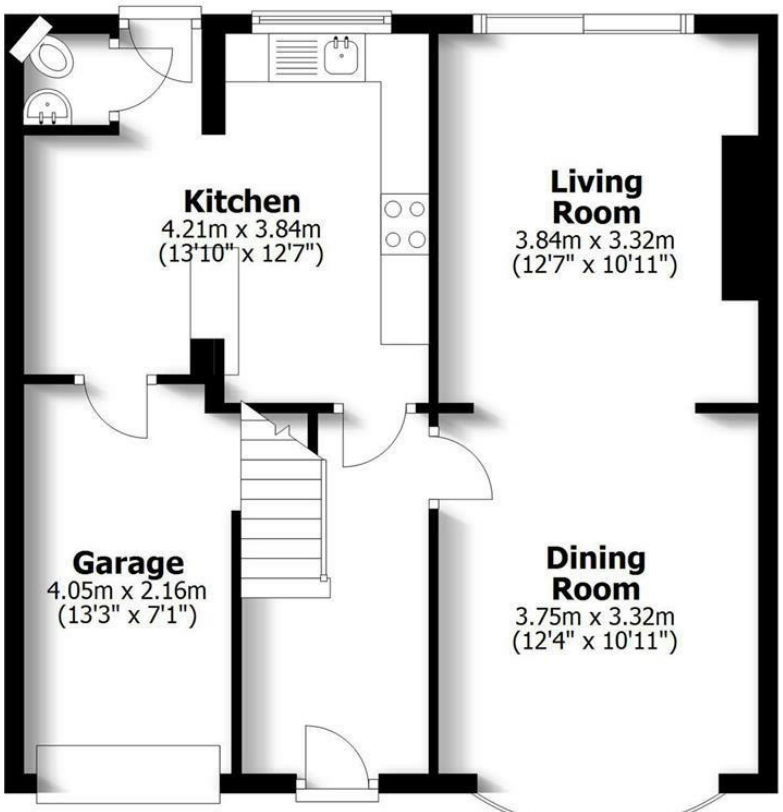



17 Lawnswood Avenue

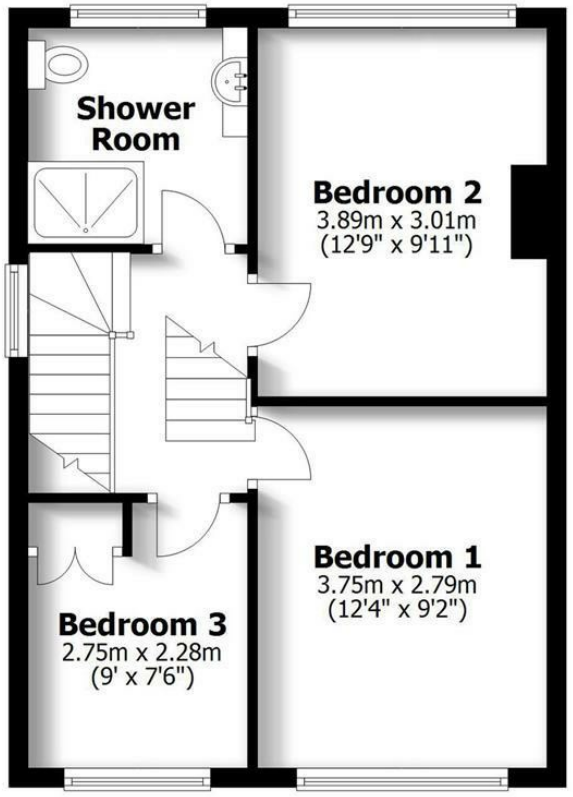
Tettenhall

HOUSE:	116.9sq.m.	1258sq.ft.
GARAGE:	8.6sq.m.	93sq.ft.
TOTAL:	**125.5sq.m.**	**1351sq.ft.**

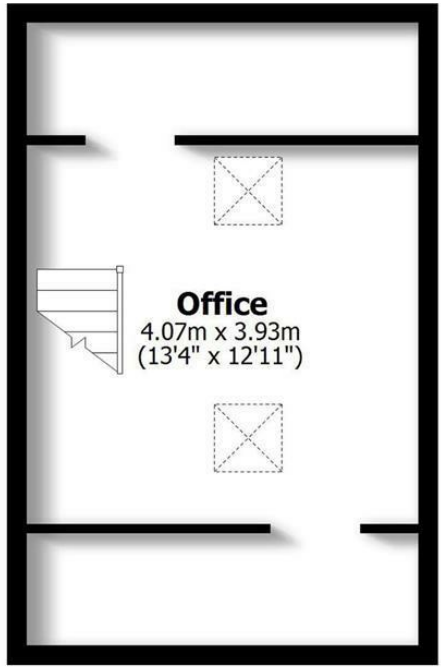
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor







