



Connells

Lewis Avenue
Eastfield Wolverhampton



Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton Branch is delighted to bring to the market this immaculately presented and deceptively spacious three bedroom end terrace family home situated in the popular area of Eastfield near to popular transport links and schooling. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises an entrance hall leading to a spacious lounge, well appointed conservatory overlooking the rear garden, dining room and kitchen area. The ground floor is completed by having a large utility area to side. Heading upstairs there are three bedrooms and a modern stylish first floor shower room. Outside to front is ample off road parking and a generous size well maintained rear garden with the added benefit of a timber pergola with hot tub area (hot tub may be included subject to offer).

Approach

Set back from the roadside behind ample off road parking, access to the main accommodation and side utility area.

Entrance Hall

Door to lounge, stairs rising to first floor, central heating radiator.

Lounge

19' 11" max x 10' 11" max (6.07m max x 3.33m max)

Double glazed window to front, two ceiling light point, fireplace with surround, two wall lights, door leading to entrance hall, conservatory and dining room.

Dining Room

11' 5" x 10' 8" (3.48m x 3.25m)

Matching wall and base units, stainless steel sink and drainer with spray mixer tap, electric hob with extractor hood, part tiled walls, ceiling light point, vertical radiator, double glazed window to side, french doors to rear garden, door to lounge, archway to kitchen.

The Location & Area

Situated close to the main Willenhall Road linking to Willenhall and Wolverhampton offering fantastic commuting access to the Black Country Route, M6 and M54 motorways. Wednesfield shopping centres, Willenhall shopping centres and the ever popular Bentley Bridge retail park are also close by. There is a fantastic selection of local schools nearby along with bus routes.



Kitchen

9' 3" x 6' 4" (2.82m x 1.93m)

Wall and base units, integrated double oven, spotlights, double glazed window to front, archway to dining room, door to utility.

Utility

Irregular Shaped Room 20' 11" x 9' 11" (6.38m x 3.02m)

Plumbing for washing machine, wall and base units, french doors to rear garden, double glazed window to side, doors to front and kitchen.

Conservatory

10' 6" x 8' 11" (3.20m x 2.72m)

Double glazed windows, french doors to rear garden, central heating radiator, ceiling light point.

First Floor Landing

Doors to various rooms.

Bedroom One

14' 1" max x 10' max (4.29m max x 3.05m max)

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

Bedroom Two

12' max x 8' 4" max (3.66m max x 2.54m max)

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

Bedroom Three

13' 1" x 5' 9" (3.99m x 1.75m)

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

Shower Room

Walk-in shower, vanity wash hand basin, wc, heated towel rail, tiled walls, double glazed window to side.

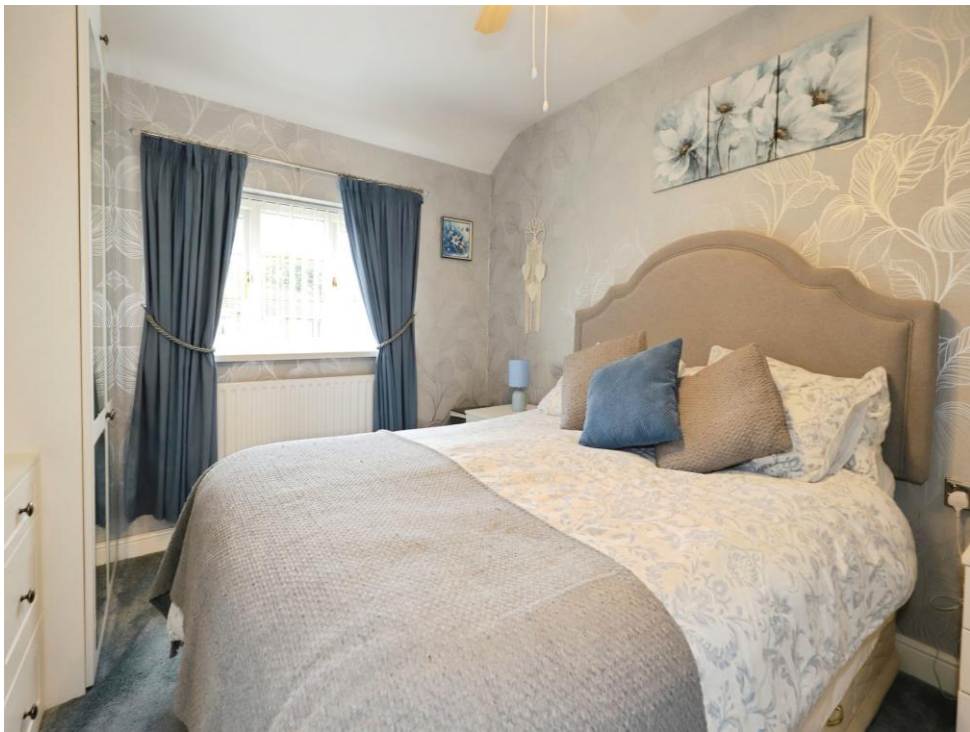
Outside Rear

Block paved patio area, lawn, shrubbery, fish pond, timber shed, patio area to rear, timber pergola with hot tub area.

Agents Note

We are advised that the solar panels are rented. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

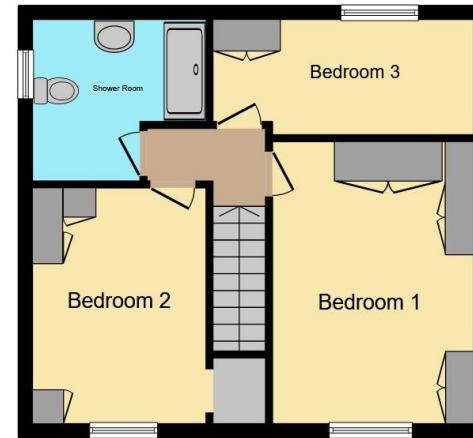








Ground Floor



First Floor

Total floor area 108.6 m² (1,169 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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EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335885



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Property Ref: WVH335885 - 0002