



Connells

Lawrence Avenue
Wednesfield Wolverhampton

Lawrence Avenue Wednesfield Wolverhampton WV11 3PE

for sale offers in the region of
£240,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this deceptively large and spacious three bedroom mid terrace property in a popular residential location. Benefiting from an abundance of internal and external space this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, modern fitted kitchen with breakfast bar and sitting area, utility room and downstairs wc and side entry. On the first floor there are three double bedrooms and a family shower room. Externally there is a large driveway providing multiple off road parking space and a good size enclosed rear garden with timber summer room and workshop (both have power and are included in the sale).

The Location & Area

Situated just off the Wednesfield/Wolverhampton Road which offers fantastic commuting access to Wolverhampton City centre, Bentley Bridge retail park and just a stone's throw away from New Cross Hospital.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, doors to various rooms.

Family Lounge

17' 1" max x 9' 9" (5.21m max x 2.97m)

Double glazed window to front, double glazed french doors to rear, central heating radiator, door to entrance hall.

Sitting Area

10' 5" x 9' 7" (3.17m x 2.92m)

Double window to front, open to kitchen.

Kitchen

6' 2" x 14' 4" (1.88m x 4.37m)

A range of stylish wall and base units with sink, breakfast bar area, integrated oven, under stair pantry cupboard, open to sitting area and door to utility room.

Utility Room

14' x 9' 6" (4.27m x 2.90m)

Double glazed sliding door to garden, door to side entry, door to kitchen, door to downstairs wc.

Downstairs Wc

Pedestal sink, low flush toilet, window to side.



First Floor Landing

Double glazed window to rear, doors to various rooms.

Bedroom One

9' 7" max x 15' into wardrobe (2.92m max x 4.57m into wardrobe)

Double glazed window to front, fitted wardrobes, storage cupboard, central heating radiator, door to first floor landing.

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Three

7' 2" x 11' 10" (2.18m x 3.61m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Modern Fitted Shower Room

Double glazed window to rear, walk-in shower cubicle, low flush toilet, pedestal sink, door to first floor landing.

Outside Front

Generous off road parking area for multiple vehicles.

Outside Rear

Good size enclosed rear garden, timber workshop with power, timber garden room with power, lawned area, a range of fencing, seating area to side.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

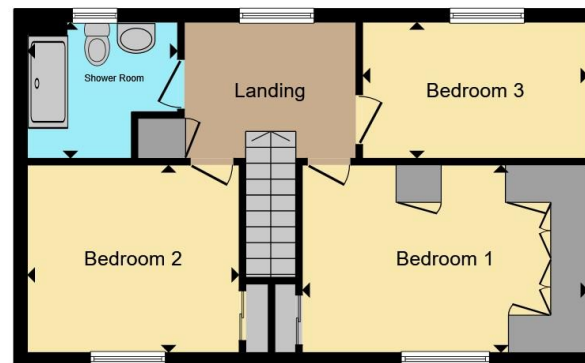








Ground Floor



First Floor

Total floor area 107.3 m² (1,154 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336539



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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