

Connells

Florence Avenue
Lanesfield Wolverhampton

Florence Avenue
Lanesfield Wolverhampton WV4 6DB

for sale offers in the region of
£185,000







Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this well presented and deceptively spacious three bedrooms semi-detached family home boasting no onward chain in a popular residential location next to Lanesfield Primary School.

Internally the property comprises of an entrance hallway leading to a through lounge/ dining room and a well appointed kitchen. On the first floor there are three generously bedrooms and a family bathroom.

Externally to the front is a front lawn and off road parking whilst to the rear is a low maintenance garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the south of Wolverhampton City centre in the Lanesfield area, the property is ideally placed for access to Birmingham New Road offering commuting links to Wolverhampton, Dudley and Birmingham with the Coseley rail station just over a mile away.

Approach

Set back from the roadside behind front lawn and off road parking, with access to the main accommodation and side gate.

Entrance Hall

Double glazed window to side, radiator, ceiling light point, stairs to first floor, door to lounge/ dining room.

Lounge/ Dining Room

22' 10" max x 14' max (6.96m max x 4.27m max)

Double glazed window to front and rear, two ceiling light points, two radiators, electric fireplace, doors to entrance hall and kitchen.

Kitchen

12' max x 6' 11" max (3.66m max x 2.11m max)

Matching wall and base units with stainless steel sink and drainer with taps, plumbing point for a washing machine, gas and electric cooker point, pantry cupboard, extractor fan, radiator, ceiling light point, double glazed windows to rear and side, door to rear garden, lounge/ dining room.

First Floor Landing

Double glazed window to side, loft access, ceiling light point, doors to various rooms.

Bedroom One

13' max x 10' max (3.96m max x 3.05m max)

Double glazed window to front, boiler cupboard, radiator, ceiling light point.

Bedroom Two

11' into recess x 9' max (3.35m into recess x 2.74m max)

Double glazed window to rear, radiator, ceiling light point.

Bedroom Three

10' max x 7' max (3.05m max x 2.13m max)

Double glazed window to front, radiator, ceiling light point, storage cupboard.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, radiator, ceiling light point, double glazed window to side.

Outside Rear

Paved patio area, paved central path, lawn, brick built outbuilding with single glazed widow to rear, outside tap point.

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







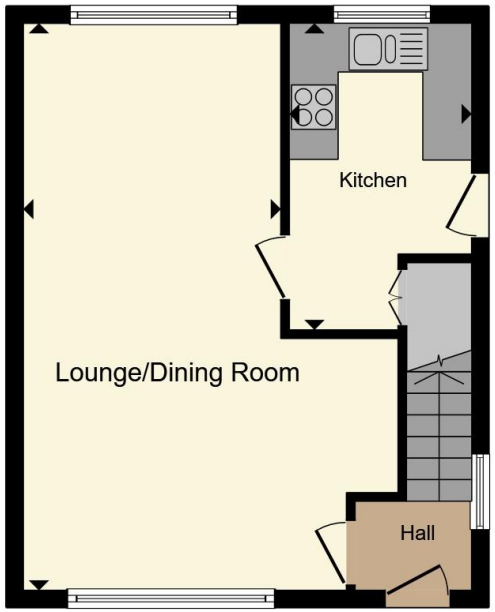




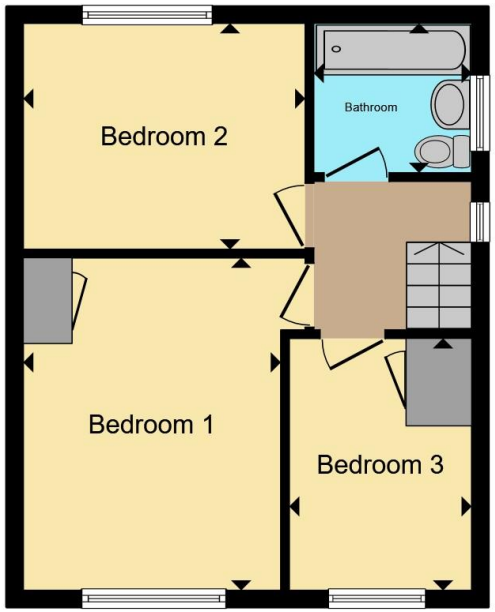




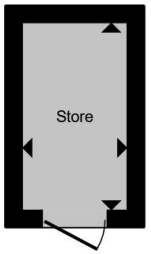




Ground Floor



First Floor



Outbuilding

Total floor area 76.7 m² (825 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: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336890

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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.

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