



Bartlams

4 Lynton Avenue, CLAREGATE, WV6 9NG

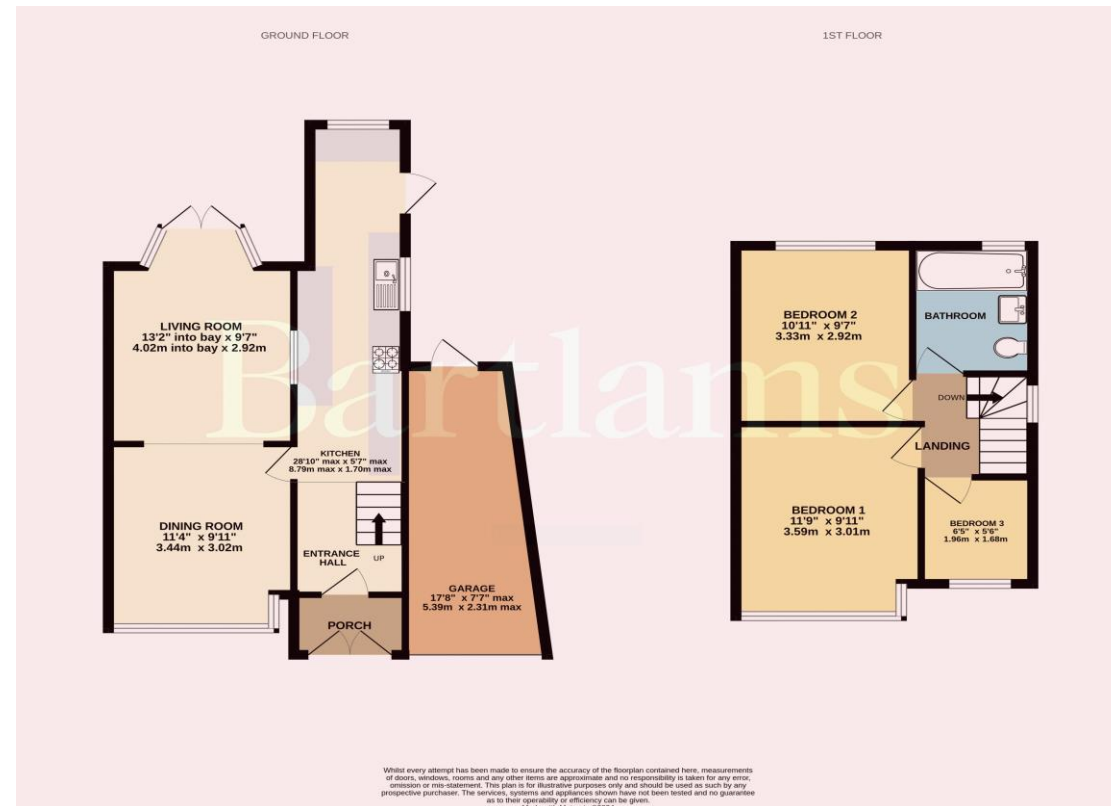
£239,950

Delightful semi-detached property, with tasteful modern furnishings, presents an exceptional opportunity for first-time buyers. Conveniently positioned near local shops, bus routes, and the bustling amenities of Tettenhall Village and Codsall, complete with a nearby train station, this residence also enjoys close proximity to Aldersley Stadium, offering a wealth of leisure facilities.

Comprising an entrance porch, a welcoming entrance hall, and a stylish integrated kitchen equipped with modern appliances, this home seamlessly flows into a spacious living/dining room, featuring double doors that open onto the rear garden.

Upstairs, are three bedrooms, alongside a contemporary family bathroom.

Outside, the property boasts a beautiful rear garden, complete with lawn and an inviting patio area, perfect for outdoor relaxation and entertaining. At the front, a convenient driveway provides off-road parking, with easy access to the garage.



Freehold
COUNCIL TAX BAND - B
EPC RATING - D

NOTICE: These particulars, although believed to be correct, do not constitute part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.



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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: DATE:



