

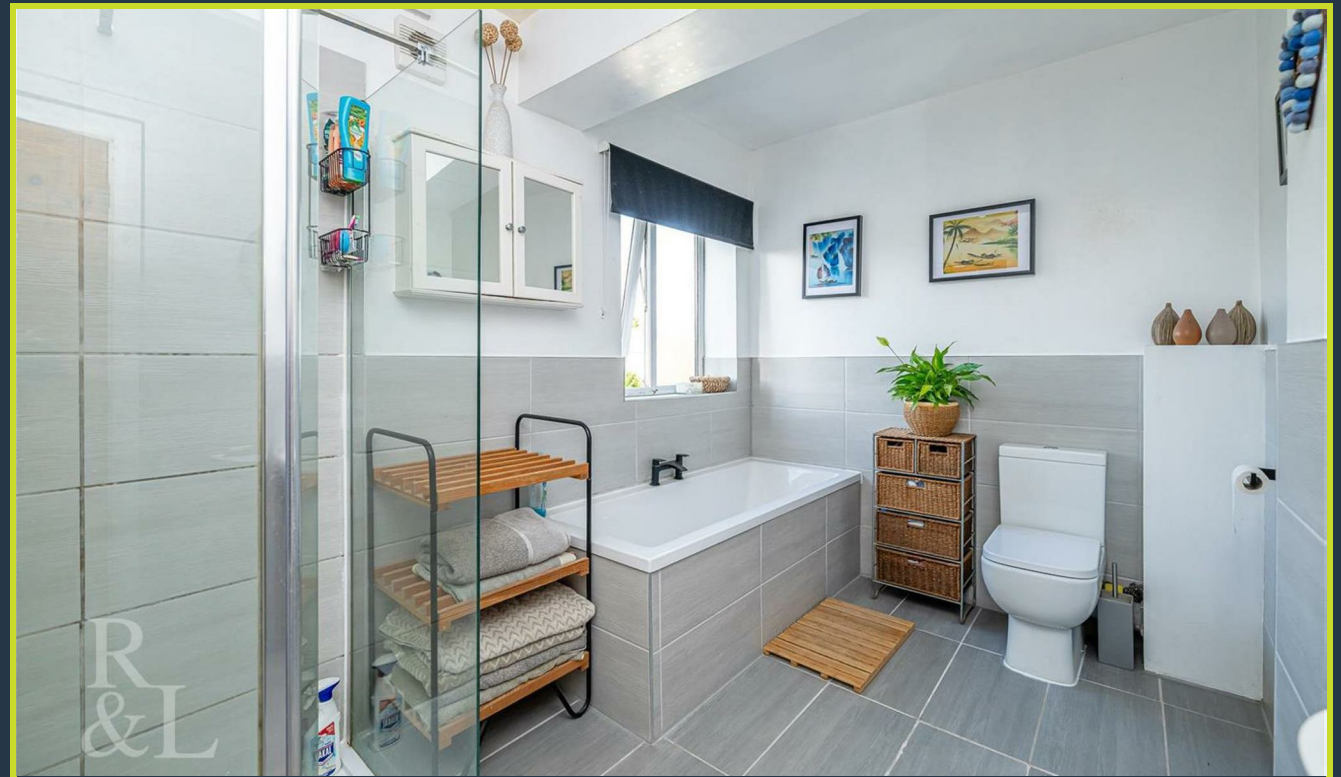


84 Lynton Avenue

| WV6 9NG | Offers In The Region Of £275,000

ROYSTON  
& LUND

- NO UPWARD CHAIN
- 31' EXTENDED THROUGH LOUNGE
- UTILITY ROOM
- SOUTH FACING ENCLOSED REAR GARDEN
- FANTASTIC TRANSPORT LINKS
- THREE BED WITH HOME OFFICE EXTENDED SEMI DETACHED FAMILY HOME
- EXTENDED DINING KITCHEN
- BLOCK PAVED DRIVEWAY
- CLOSE TO EXCELLENT SCHOOLS
- RECENTLY RENOVATED FAMILY BATHROOM



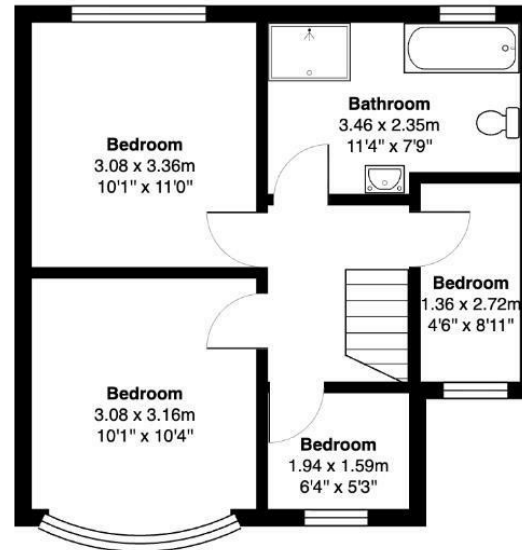
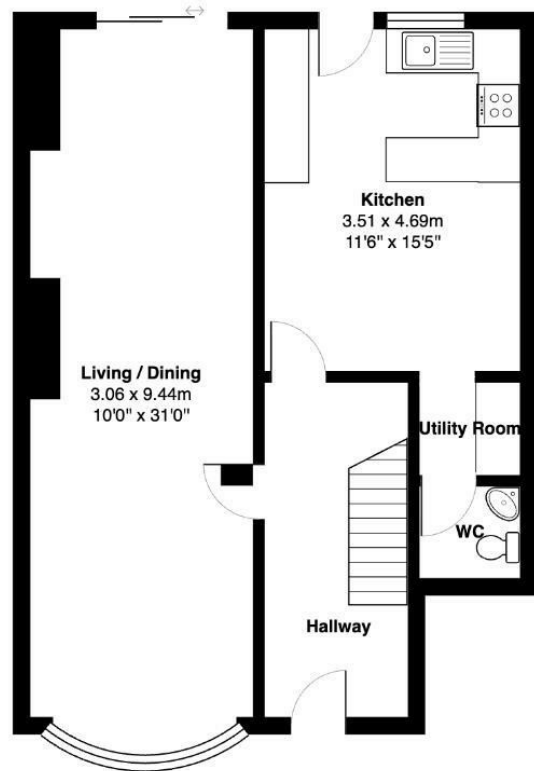


Nestled in the charming area of Lynton Avenue, Wolverhampton, this delightful house offers a perfect blend of character and modern living. Spanning an impressive 1,259 square feet, the property was built in 1930, showcasing the timeless appeal of its era while providing ample space for comfortable family life.

As you step inside, you will be greeted by a warm and inviting atmosphere, with well-proportioned rooms that are filled with natural light. The layout is thoughtfully designed, making it ideal for both entertaining guests and enjoying quiet family evenings. The house features a variety of living spaces, including a cosy lounge and a spacious dining area, perfect for gatherings and celebrations.

The kitchen is functional and well-equipped, providing a practical space for culinary adventures. The property also boasts several bedrooms, offering a peaceful retreat for family members or guests. The garden, a true gem, provides an outdoor sanctuary where one can relax and unwind, making it an ideal spot for summer barbecues or simply enjoying the fresh air.

Located in a friendly neighbourhood, this home is conveniently situated near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its rich history and modern comforts, this house on Lynton Avenue presents a wonderful opportunity for those seeking a new place to call home in Wolverhampton. Don't miss the chance to make this charming property your own.



Total Area: 104.1 m<sup>2</sup> ... 1121 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**