

# Grove.

FIND YOUR HOME



17 Mill Lane  
Wednesfield  
Wolverhampton  
WV11 1DQ

Offers In The Region Of £300,000



Located on the ever-popular Mill Lane in Wednesfield, Wolverhampton, this extended and accessibility-friendly semi-detached home offers a superb combination of comfort, space, and convenience. Set within a welcoming and well-established neighbourhood, the property is ideally positioned close to local amenities, schools, and green spaces—making it a fantastic choice for families, professionals, and those seeking a more accessible living environment.

The home features a block paved driveway to the front, along with a shared side driveway providing additional access. Inside, you are welcomed by an entrance hall leading to a spacious through lounge/diner, perfect for relaxing or entertaining guests. The well-appointed kitchen offers ample storage and workspace, while a rear hallway leads to a wet room and a versatile fourth bedroom or study—ideal for guests, working from home, or as part of a ground-floor living arrangement. Completing the ground floor are two conservatories, offering flexible spaces for dining, hobbies, or simply enjoying views of the garden.

Upstairs, the property boasts three comfortable bedrooms and a modern family bathroom, providing well-balanced accommodation for growing families or visiting guests. The layout is both practical and thoughtfully extended, offering multiple options for everyday living.

This home presents an excellent opportunity to settle in a friendly, community-focused area while still enjoying easy access to Wolverhampton's vibrant city centre and transport links. With its generous layout, accessible features, and sought-after location, this is a property not to be missed. JH 22/07/2025 V1 EPC=C







#### Approach

Via tarmacadam driveway, shared side access to rear, slabbed steps to double glazed composite front door leading into entrance hall.

#### Entrance hall

Central heating radiator, under stairs storage housing gas meter, storage cupboard housing electric meter, double glazed obscured window to front, stairs to first floor accommodation, door into the open plan lounge diner.

#### Lounge diner 11'1" x 24'3" (3.4 x 7.4)

Double glazed bay window to front, coving to ceiling, three central heating radiators, door into kitchen, door into the inner hall.

#### Kitchen 14'5" x 6'6" (4.4 x 2.0)

Double glazed obscured window to side, double glazed window to rear, high gloss wall and base units with roll top wood effect surface over, splashback tiling, sink with mixer tap and drainer, space for fridge freezer, space for washing machine, integrated oven, gas hob, extractor, integrated dishwasher, vertical central heating radiator.

#### Inner hallway

Double glazed obscured door to side, central heating radiator, fuse box, double glazed skylights, sliding door into study/bedroom four and door into wetroom.











#### Wet room

Electric shower, wash hand basin with mixer tap, low level flush w.c., central heating radiator, sliding door to study/bedroom four.

Study/bedroom four 10'5" x 8'2" (3.2 x 2.5)  
Double glazed French doors to the conservatory, velux skylight.

Conservatory 7'6" x 12'5" (2.3 x 3.8)  
Double glazed French doors into second conservatory, central heating radiator, double glazed obscured windows to side, double glazed windows to the other side.

Second conservatory 10'2" x 10'2" (3.1 x 3.1)  
Double glazed patio door to rear, double glazed windows to surrounds.

First floor landing  
Loft access, doors into three bedrooms and airing cupboard housing central heating boiler.

Bedroom one 13'5" x 9'2" min 11'1" max into wardrobes (4.1 x 2.8 min 3.4 max into wardrobes)  
Double glazed window to front, central heating radiator, loft access with ladder, fitted mirrored wardrobes.

Bedroom two 12'5" max 10'2" min x 11'1" (3.8 max 3.1 min x 3.4)  
Double glazed bay window to front, central heating radiator.

Bedroom three 9'10" x 6'10" (3.0 x 2.1)  
Double glazed window to rear, central heating radiator.

Bathroom  
Double glazed obscured window to the front, low level flush w.c., pedestal wash hand basin with mixer tap, bath with shower over, central heating radiator.

Garden  
Concrete area, astro turf.



Garage 8'2" x 16'0" (2.5 x 4.9)  
Up and over door to front and power.

Outhouse 12'9" x 15'8" (3.9 x 4.8)  
Double opening French doors, double  
glazed window, door to garage.

**Tenure**  
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

**Council Tax Banding**  
Tax Band is A

**Money Laundering Regulations**  
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase

funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

**Referral Fees**  
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it

significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

## FLOOR PLAN

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