



Connells

Crab Lane
Off Sneyd Lane Willenhall



Property Description

Here is your chance to purchase a chain free detached family home situated on a generous corner plot within the ever sought after road of Crab Lane which adjoins Sneyd Lane.

Externally this wonderful home offers extension possibilities subject to relevant permissions and has a particularly large frontage with ample off road parking and side garden areas. Internally there is an entrance hall, lounge, dining area, feature conservatory, utility with guest wc, kitchen diner, selection of three bedrooms plus a large attic area and family bathroom (bedroom three ground floor offering flexible living accommodation). The ground floor also has a garage with adjoining office/ workshop and a low maintenance rear garden.

For further details please contact the award winning Connells in Wolverhampton.

Location And Area

Situated on the ever sought after Crab Lane on a corner plot location adjoining the ever popular Sneyd Lane. There are fantastic selection of local shopping nearby as well as doctors, dentists, schools, public houses and eateries. The M6 and M54 motorways are also easily accessible.

Entrance Hall

Door to the front access, door to lounge, laminate floor.

Lounge

11' 9" max narrowing to 10' 5" min x 18' (3.58m max narrowing to 3.17m min x 5.49m)

Archway leading to the dining room, door to the entertainment kitchen diner, door to the entrance hall, brick built fire place with electric fire surround and central heated radiator.

Inner Hall

Storage cupboard, door to landing, doors to various rooms.

Utility With Wc

8' 8" x 5' 4" (2.64m x 1.63m)

Door to garage area, door to utility area, low flush toilet, wash basin, plumbing for washing machine, central heated radiator.

Kitchen Diner

8' x 12' 5" (2.44m x 3.78m)

Double glazed window to front, double glazed door to side, access door to the lounge, tiled floor, part tiled walls, wall and base units with roll top worksurfaces, one and a half drainer sink unit, central heated radiator.

Dining Area

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed patio doors to conservatory, laminate floor, archway to lounge, central heated radiator.



Conservatory

10' 5" x 6' 6" (3.17m x 1.98m)

Double glazed french doors leading to the dining area, double glazed french doors with double glazed windows leading to the rear garden, tiled floor.

Bedroom Three

10' 5" x 11' 8" (3.17m x 3.56m)

Double glazed window to rear, laminate floor, central heated radiator, door leading to the inner hall.

First Floor Landing

Doors to various rooms, stairs to the ground floor.

Bedroom One

14' 4" into wardrobes x 12' 6" (4.37m into wardrobes x 3.81m)

Double glazed window to front, built in wardrobes, door to first floor landing, central heated radiator.

Bedroom Two

11' 4" x 8' 4" (3.45m x 2.54m)

Double glazed window to front, built in wardrobes, door to first floor landing, central heated radiator.

Attic Area

20' 4" x 7' 4" restricted head height (6.20m x 2.24m restricted head height)

Door to bathroom area, wall mounted boiler, this area has various usage options and may have potential for attic conversion subject to redesign of the first floor.

Bathroom

Walk in shower, low flush toilet, pedestal wash basin, storage cupboard, door to attic area, door to first floor landing, heated towel rail, loft access, double glazed window to side.

Outside Front

Large frontage providing ample block paved off road parking with a lawned area, selection of trees, plants and shrubs.

Outside Area

Side access with a gravelled area and gated access to the rear garden.

Outside Rear

Low maintenance rear garden with pave entertainment patio areas and gravelled areas.

Garage

17' x 8' 8" (5.18m x 2.64m)

Door to the rear garden, door to kitchen, double opening doors to front access.

Workshop/ Home Office

12' 1" x 5' 8" (3.68m x 1.73m)

Door to garage and window to rear.

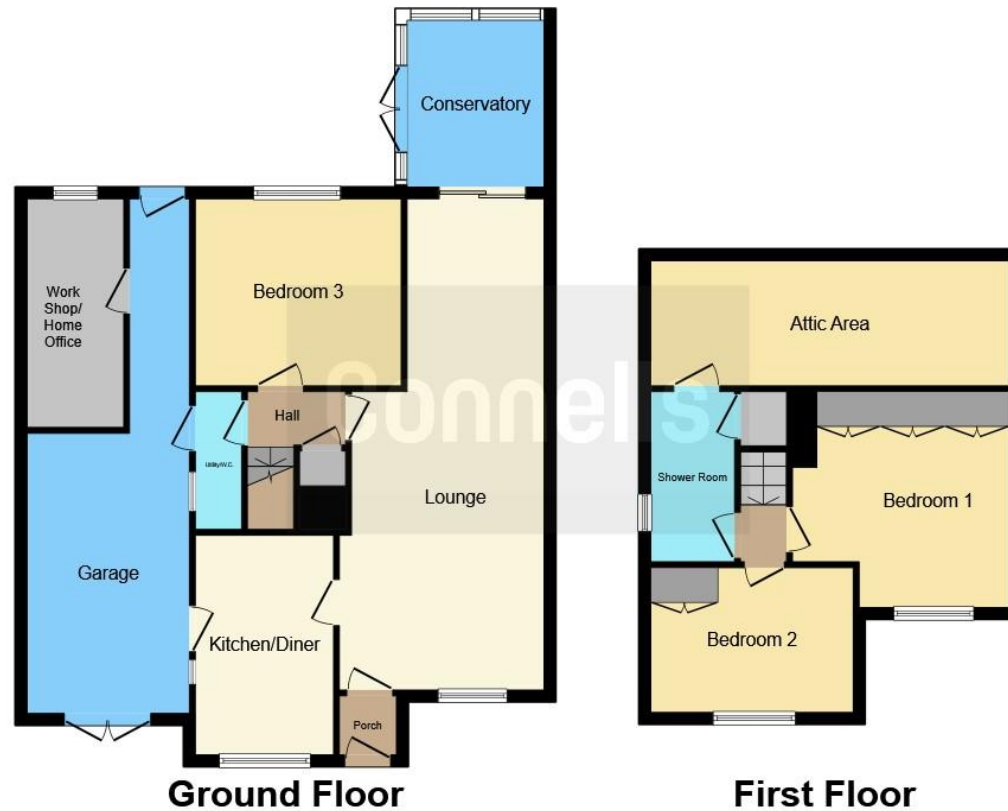
Agents Note

Connells have a mining report on file and there is no mine shaft within the 20 meter boundary according to the mining report.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WVH328618

Tenure: Freehold



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