



**Connells**

Hilton Road  
Lanesfield Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure to bring to the market this CHAIN FREE three bedroom semi detached family property. Internally the property is in good condition and should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, kitchen diner, three bedrooms and useful loft area. Externally there is a generous driveway area to front with side gated access leading to a good size enclosed rear garden with brick built storage shed.

### The Location & Area

Being situated in the Lanesfield area, Hilton Road is conveniently located for Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and a good selection of highly regarded schools and universities.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

### Lounge

10' x 14' 2" ( 3.05m x 4.32m )  
Double glazed bow window to front, central heating radiator, door to kitchen.

### Kitchen

12' 5" x 17' 5" ( 3.78m x 5.31m )  
Double glazed window to rear, double glazed door to side, a range of wall and base units, inset sink, space for various appliances, central heating radiator.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge

### First Floor Landing

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

### Bedroom One

13' 4" x 9' 8" ( 4.06m x 2.95m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

### Bedroom Two

9' 1" x 11' 6" ( 2.77m x 3.51m )

Double glazed window to rear, central heating radiator, door to first floor landing.

### Bedroom Three

10' 2" x 7' 5" ( 3.10m x 2.26m )

Double glazed window to front, central heating radiator, storage cupboard, door to first floor landing.

### Family Bathroom

Double glazed window to side, low flush toilet, vanity sink, panelled bath with mixer shower, door to first floor landing.

### Outside Front

Large concrete driveway area to front, side gates leading to rear garden.

### Outside Rear

Brick built storage area with electric sockets, paved patio area, large lawned area, timber shed.





To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH329822](https://connells.co.uk/Property/WVH329822)**

Tenure: Freehold



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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