



**Connells**  
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**FOR SALE**

**Connells**

Lanes Close  
Wombourne Wolverhampton





### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this well presented and attractive three bedroom mid-terraced property in a popular cul-de-sac location in Wombourne. Having been lovingly cared for by the current owners this property would be a fantastic first time purchase or family home.

The property comprises of a large open plan lounge, modern fitted kitchen diner, three bedrooms and a family bathroom. Externally there is a garage, driveway to front, garden to front and a large enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated in the popular area of Wombourne with an abundance of local shopping, schools, dentists, doctors and many others.

### Entrance Hall

Double glazed door to side, door to lounge.

### Lounge, Kitchen Diner

19' 8" max x 17' 3" max ( 5.99m max x 5.26m max )

Double glazed sliding door to rear, double glazed window to front, stairs access, range of wall and base units with integrated oven, hob and extractor, space for a fridge freezer, space for a washer, double glazed window to rear sliding door to rear, stairs access, radiator.



## First Floor Landing

Doors to various rooms.

## Bedroom One

7' 5" x 11' 5" ( 2.26m x 3.48m )

Double glazed window to front, radiator, door to landing.

## Bedroom Two

12' x 6' ( 3.66m x 1.83m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

6' 1" x 10' 4" ( 1.85m x 3.15m )

Double glazed window to rear, radiator, door to landing.

## Bathroom

Double glazed window to rear, mixer shower in cubicle, vanity sink, low flush toilet, radiator, door to landing.

## Garage

Up and over door to front, light and power.

## Outside Front

Driveway, lawned area.

## Outside Rear

Enclosed rear garden, mostly lawned, ideal for families.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry.

Please ask the branch for more details"



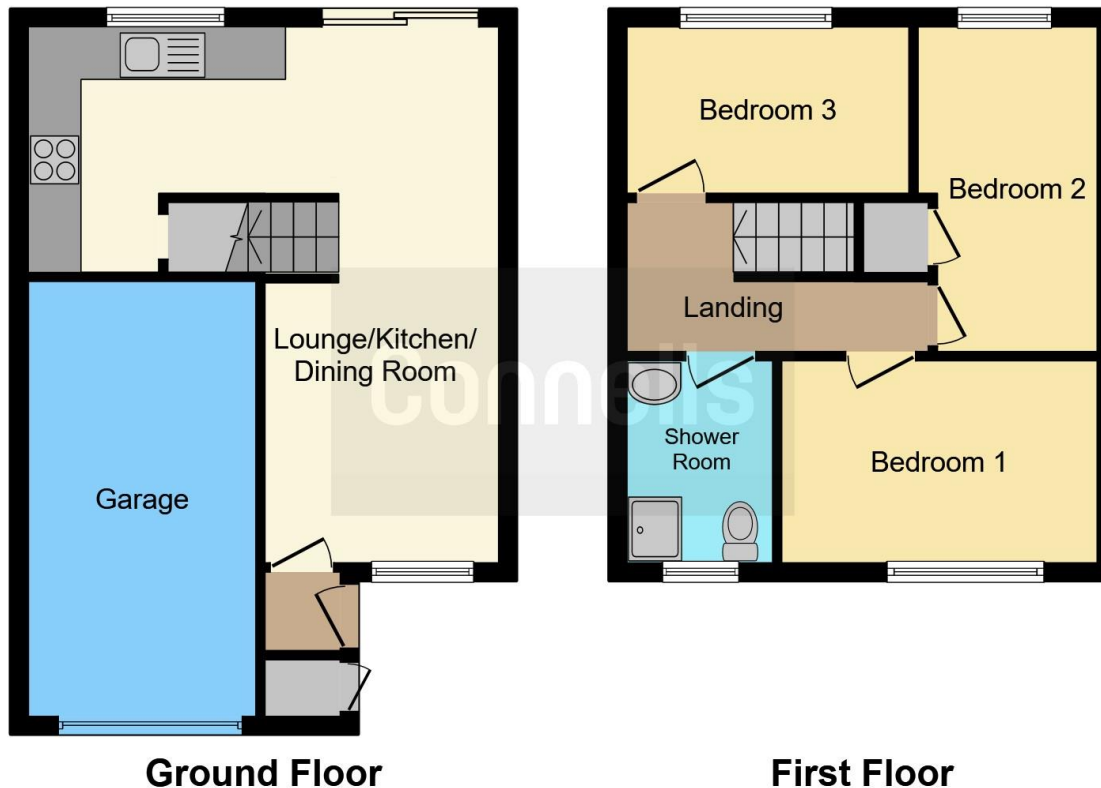












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH329840](http://connells.co.uk/Property/WVH329840)**

Tenure: Freehold



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Property Ref: WVH329840 - 0004