



**Connells**

Mill Lane  
Wednesfield Wolverhampton



# Mill Lane Wednesfield Wolverhampton WV11 1DQ

for sale offers in excess of  
**£310,000**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to present this extended and deceptively spacious four bedroom semi detached family home in the sought after area of Wednesfield.

As you enter the accommodation, you're greeted with a welcoming entrance hallway which leads you into a spacious lounge/dining room. An ideal place for hosting and entertaining family and friends. The kitchen has been recently fitted giving a modern and sleek look. The rear extension has added an inner hallway, a ground floor fourth bedroom with an adjoining wet room. Additionally you'll find a conservatory which is currently used as a gym and a utility room with an area to also cook. Outside to the front is a driveway for ample vehicles and a shared drive to get access to the rear garden. To the rear boasts a generous low maintenance garden, with a sheltered area, garage and an outbuilding for additional storage space or potential home bar.

Don't miss your chance to view this fantastic home in a popular location near to schools, shops, amenities and transport links.

## The Location & Area

Situated in the ever popular Mill Lane which offers fantastic commuting access to the main Cannock Road with links to the M6 and M54 motorways. Popular shopping, New Cross Hospital, doctors, dentists and schools are just a stones throw away from this wonderful family home.

## Approach

Set back from the roadside behind a block paved driveway with access to the main accommodation and side gate.

## Entrance Hall

Composite door to the front, double glazed window to the front, ceiling light point, radiator, meter and solar panel cupboard, storage cupboard, stairs rising to the first floor and door leading to the lounge/dining room.

## Lounge Diner

25' 10" max x 11' 2" max ( 7.87m max x 3.40m max )

Double glazed window to the front, three radiators, two ceiling light points and doors to the hallway, kitchen and inner hallway.

## Kitchen

14' 5" x 6' 6" ( 4.39m x 1.98m )

Matching wall and base units with inset stainless steel sink drainer with mixer tap, integrated electric oven and dishwasher, four ring gas hob, partly tiled walls, plumbing point for washing machine, two ceiling light points, radiator and double glazed windows to the side and rear.

## Inner Hall

Two skylight windows, radiator, separate fuse box for the extension, and doors to the lounge/dining room, conservatory, side access, wet room and fourth bedroom.

## Wet Room

Shower over, smart Geberit wc, wall mounted wash hand basin, tiled walls, ceiling skylight, ceiling light point, radiator and doors to the inner hallway and fourth bedroom.

## Bedroom Four

10' 5" x 8' 3" ( 3.17m x 2.51m )

Ceiling light point, skylight window, door to the wet room, sliding door to the inner hallway and French doors to the conservatory.

## Conservatory

12' 4" x 7' 5" ( 3.76m x 2.26m )

Double glazed windows, French doors to the fourth bedroom and utility, radiator and ceiling light point.

## Utility

Stainless steel sink and drainer with mixer tap, plumbing point for washing machine, ceiling light point, two ring gas hob and doors to the garden and conservatory.

## First Floor Landing

Loft access, cupboard housing boiler and doors leading to all bedrooms and bathroom.

## Bedroom One

13' 6" x 9' 3" to wardrobe ( 4.11m x 2.82m to wardrobe )

Double glazed window to the rear, loft access, ceiling light point, radiator and fitted wardrobes.

## Bedroom Two

12' 4" into bay x 11' 2" max ( 3.76m into bay x 3.40m max )

Double glazed window to the front, ceiling light point and radiator.

## Bedroom Three

9' 9" x 6' 10" ( 2.97m x 2.08m )

Double glazed window to the rear, radiator and ceiling light point.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, extractor fan, radiator, ceiling light point and a double glazed window to the front.

## Outside Rear

Sheltered area with ramp access to the main accommodation, concrete garden for low maintenance, garage to be used for storage space and an outbuilding for a potential gym.

## Outbuilding

Potential for versatile usage.

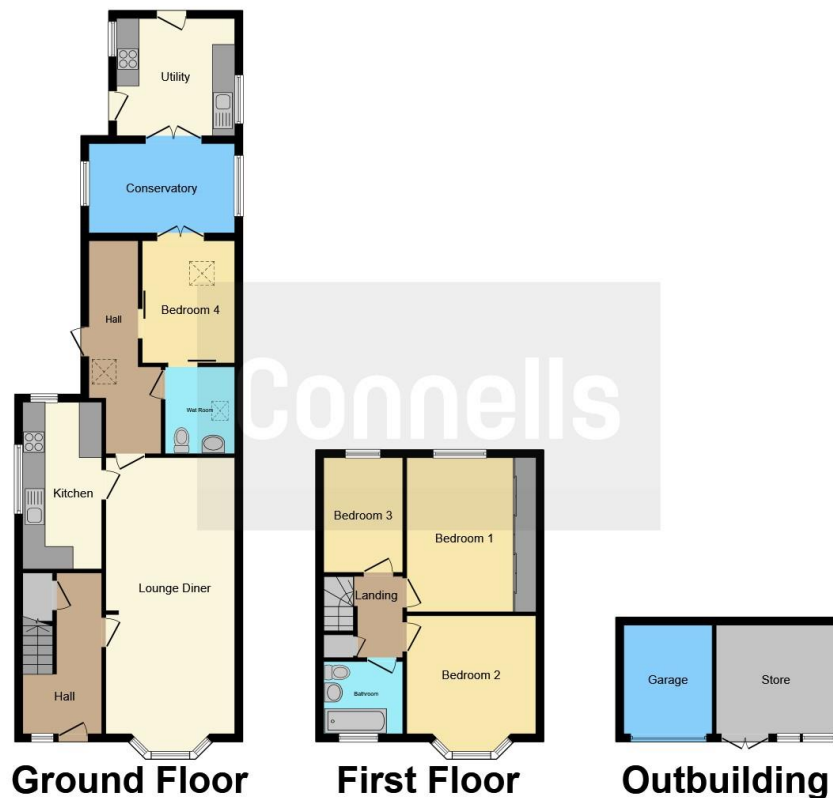












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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