



Connells

Hilton Road
Lanesfield Wolverhampton

Hilton Road Lanesfield Wolverhampton WV4 6DT

for sale offers in excess of
£180,000



Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is proud to present this extended two bedroom semi detached family home in good condition and would be the perfect home for first time buyers or investors.

Internally the property comprises of an entrance hallway leading into a spacious front reception room which could be used as either a dining room or lounge. You can find a spacious kitchen/diner, a ground floor WC and an extension to offer an additional lounge.

Upstairs are two generously sized bedrooms with fitted wardrobes. The first floor is complete with a shower room to serve both rooms.

Outside to the front is off-road parking for ample vehicles or to the rear is a well maintained and sizable rear garden .

Don't miss your chance to view this fantastic home. Call the Connells Wolverhampton branch today.

Please note the property does have a mineshaft within the boundary. Please contact the branch for further information.

Location And Area

Situated on Hilton Road which offers fantastic commuting access to the M6 and M54 motorways. There is fantastic selection of local shopping within Cannock, Wednesfield and Wolverhampton as well as Telford. Schools can be found nearby and bus routes linking to Wolverhampton City.

Approach

Set back from the roadside behind a driveway for ample vehicles.

Porch

Double glazed windows and door to the entrance hallway.

Entrance To Hallway

Ceiling light, radiator, stairs rising to the first floor and a door into the lounge.

Lounge

13' maximum measurement x 11' 2" maximum measurement (3.96m maximum measurement x 3.40m maximum measurement)

Double glazed window to the front, three radiators, ceiling light point, electric fireplace and doors to the entrance hallway and kitchen/diner.

Kitchen / Diner

16' 1" x 9' 7" (4.90m x 2.92m)

Matching wall base units with composite sink and drainer with mixer tap, breakfast bar, gas cooker point, partly tiled walls, integrated dryer, washing machine and dishwasher, ceiling spotlights, extractor hood, window to the rear, double glazed window to the side and doors to the lobby and lounge.

Lobby

Ceiling light point and doors leading to the kitchen/diner, ground floor WC, lean to and additional lounge.

Ground Floor W.C.

Low flush WC, ceiling light point and a double glazed window to the rear.

Additional Lounge

11' 10" x 11' 8" (3.61m x 3.56m)

Electric fireplace, ceiling light point, radiator, double glazed sliding door to the rear garden and door to the lobby.

Lean To

Coal cupboard and doors to the front access, rear garden and lobby.

First Floor Landing

Double glazed window to the side, loft access, ceiling light point and doors to both bedrooms and shower room.

Bedroom One

12' 8" max x 11' 8" min (3.86m max x 3.56m min)

Double glazed window to the front, ceiling light, radiator, fitted wardrobes and built-in wardrobe.

Bedroom Two

10' 2" x 7' 4" (3.10m x 2.24m)

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

Shower Room

Walk-in shower cubicle, vanity wash hand basin with WC, heated towel rail, ceiling light point, extractor fan and a double glazed window to the rear.

Rear Garden

Paved patio with lawn and timber fencing.

Agents Note

Please note the vendor has made us aware that there is a mineshaft on the property boundaries. Please contact the branch for further details. Please seek advice before any costs occur.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331878



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