



Connells

Hilton Road
Lanesfield Wolverhampton

Hilton Road Lanesfield Wolverhampton WV4 6DR

for sale
£219,950



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and spacious three bedroom semi-detached family property in a popular residential location. Benefiting from an abundance of internal space this property should be viewed in order to appreciate.

The property comprises of an entrance hall, large over 21ft entertainment style lounge diner with feature wood burner, modern fitted kitchen, downstairs bathroom, selection of three well presented bedrooms. Externally there is a large concrete area having potential for off road parking (currently no dropped kerb), side gated access and a good sized enclosed rear garden.

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.

Entrance Hall

Stairs access, doors to lounge, double glazed door to front.

Lounge

21' x 16' 2" max (6.40m x 4.93m max)
Double glazed window to front, radiator, double glazed window to side, feature wood burner, french doors to kitchen.

Kitchen

8' 9" x 10' 6" (2.67m x 3.20m)
Double glazed window to rear, double glazed door to rear, range of wall and base units, inset oven, hob and extractor, inset sink, space for various appliances, door to bathroom.

Bathroom

Double glazed window to rear, panelled bath, waterfall shower, radiator, pedestal sink, low flush toilet, extractor, door to kitchen.



First Floor Landing

Doors to various rooms.

Bedroom One

10' 6" x 13' (3.20m x 3.96m)

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

Bedroom Two

10' 2" x 8' 8" (3.10m x 2.64m)

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

Bedroom Three

7' 2" x 7' 2" (2.18m x 2.18m)

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

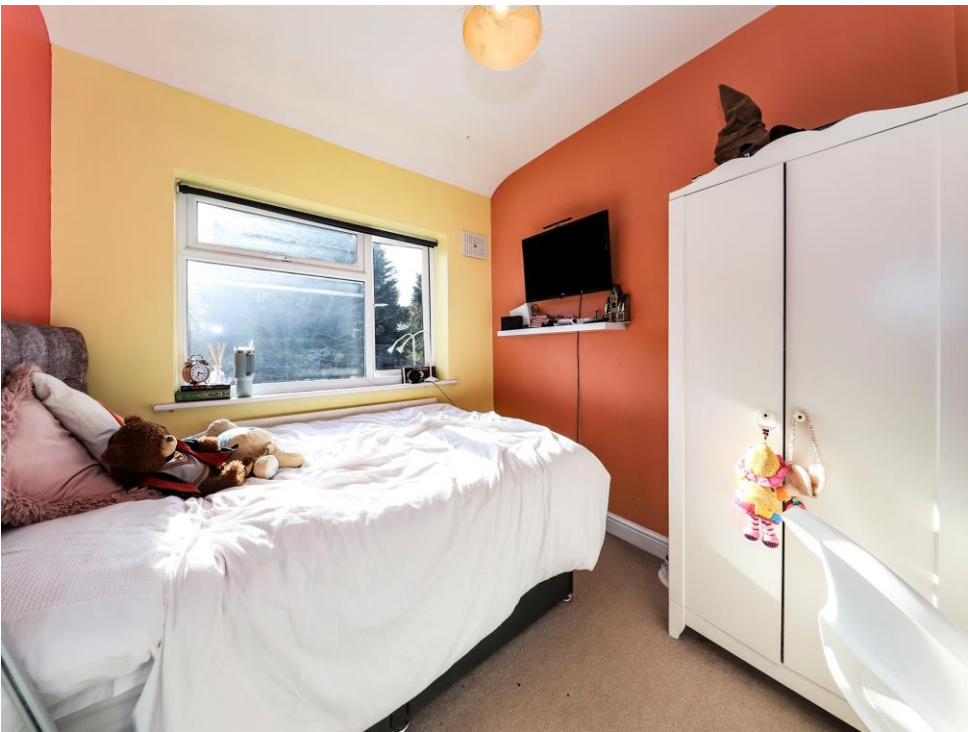
Outside Front

Concrete area to front with potential for use as a driveway (currently no dropped kerb).

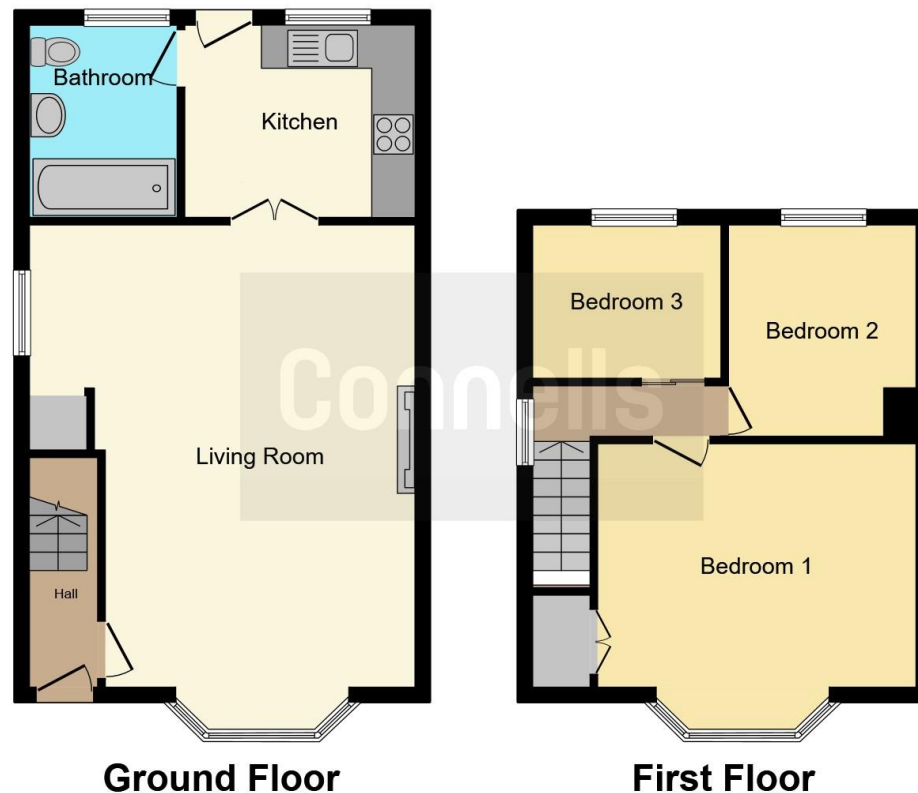
Outside Rear

Mostly lawned surrounded by a range of mature plants, trees and shrubs and a seating area.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

check out more properties at connells.co.uk



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH332037 - 0003