



Connells

Mill Lane  
Wednesfield Wolverhampton



# Mill Lane Wednesfield Wolverhampton WV11 1DG

for sale offers in the region of  
**£270,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this fabulous three bedroom semi detached family property on the popular Mill Lane. Benefiting from being a short distance away from the popular Deyncourt School, this property should be viewed in order to appreciate.

The property comprises of entrance porch, entrance hall, lounge, extended sitting room with dining are and modern extended Wren kitchen. On the first floor there are a selection of three bedrooms and family bathroom. Externally there is generous off road parking to front and a good size enclosed rear garden with detached workshop to rear.

## 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 stone's throw away from this wonderful family home.

## Entrance Porch

Double glazed door and window to front, door to entrance hall.

## Entrance Hall

Door to porch, stairs to first floor landing, central heating radiator doors to various rooms.

## Lounge

15' 6" into bay x 11' 5" into recess ( 4.72m into bay x 3.48m into recess )

Double glazed window to front, two central heating radiators, gas fire, door to entrance hall.

## Extended Sitting Room

18' 7" x 11' 4" into recess ( 5.66m x 3.45m into recess )

French doors to rear, gas fire, two central heating radiators, door to entrance hall.

## Extended Modern Fitted Kitchen

16' 5" x 16' 7" ( 5.00m x 5.05m )

Double glazed window to rear and side, a range of stylish wall and base units with work tops and upstands, integrated oven, gas hob and extractor, plumbing for washing machine, inset stainless steel drainer sink, central heating radiator, tiled floor, door to entrance hall.



### First Floor Landing

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

### Bedroom One

16' 4" into bay x 11' 4" into recess ( 4.98m into bay x 3.45m into recess )

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

### Bedroom Two

8' 10" x 8' 2" ( 2.69m x 2.49m )

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

### Bedroom Three

8' 9" x 5' 7" ( 2.67m x 1.70m )

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

### Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

### Outside Front

Tarmac driveway providing off road parking, dwarf wall, planter bed area, side gated access to rear.

### Outside Rear

Large lawned area, panelled fences, mature plants, trees and shrubs with detached workshop to rear.















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: C**

Tenure: Freehold

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