



Connells

The Grove
Lanesfield Wolverhampton

The Grove Lanesfield Wolverhampton WV4 6RU

for sale offers in the region of
£375,000



Property Description

Connells Wolverhampton have the delight to bring to the market his outstanding three bedroom detached property in a popular cul-de-sac location benefiting from a large amount of external space this property must be viewed in order to fully appreciate.

Internally the property comprises of an entrance porch, large entertainment kitchen diner, large family lounge with feature wood burner and french doors to the rear garden, on the ground floor there are two double bedrooms and a family shower room. On the first floor there is a master bedroom with a Juliet balcony overlooking the large rear garden as well as a walk in dressing room and a large en-suite bathroom.

Externally there is an incredibly large and spacious tarmac driveway with side gated access leading to a rare and unique large spacious rear garden which comprises of a large patio area, outbuilding area, sunken garden, miniature woodland, large vegetable patch, family area, side vehicle access.

This property is incredibly rare and unique, early viewing is advised.

Location And Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous local schools and supermarkets.

Entrance Porch

Double glazed door to front, door to entertainment kitchen diner.

Entertainment Kitchen Diner

19' 9" max x 11' 10" max (6.02m max x 3.61m max)

Double glazed window to front, double glazed door to front, range of stylish wall and base units, integrated double oven, fire ring gas hob, extractor fan, inset sink space for a dining table, feature glass handrail and staircase to the master suite, utility area.

Utility

Plumbing for washing machine, double glazed window to front.

Lounge

10' 11" x 19' 11" (3.33m x 6.07m)

Double glazed window to rear, feature wood burner, double glazed door to rear, radiator, door to entrance hall.

Ground Floor Shower Room

Double glazed window to side, radiator, vanity sink, low flush toilet, walk in shower door, to entrance hall.

Bedroom Two

10' x 11' 11" (3.05m x 3.63m)

Double glazed window to rear, radiator, door to entrance hall.

Bedroom Three

10' x 11' 11" (3.05m x 3.63m)

Double glazed window to front, radiator, loft access, door to entrance hall.

Master Suite

16' 3" max x 14' 11" max (4.95m max x 4.55m max)

Double glazed skylight to front, French doors to rear with a glass Juliet balcony, feature radiator, door to dressing room.

Dressing Room

8' 1" x 7' 5" (2.46m x 2.26m)

Feature lighting, fitted wardrobes, door to bedroom.

En-Suite

Double width skylight to rear, low flush toilet, double width bath with water fall shower, feature vanity sink, tiling and spotlights.

Outside Front

Large tarmac driveway with block paved edging providing ample off road parking, side access to both sides of the property.

Outside Rear

Large detached outbuilding, large raised patio, sunken garden area with lawn, paved patio, miniature woodland, large family garden area, vegetable patch, various decorative garden areas, rear vehicle access, gazebo ideal for entertaining.

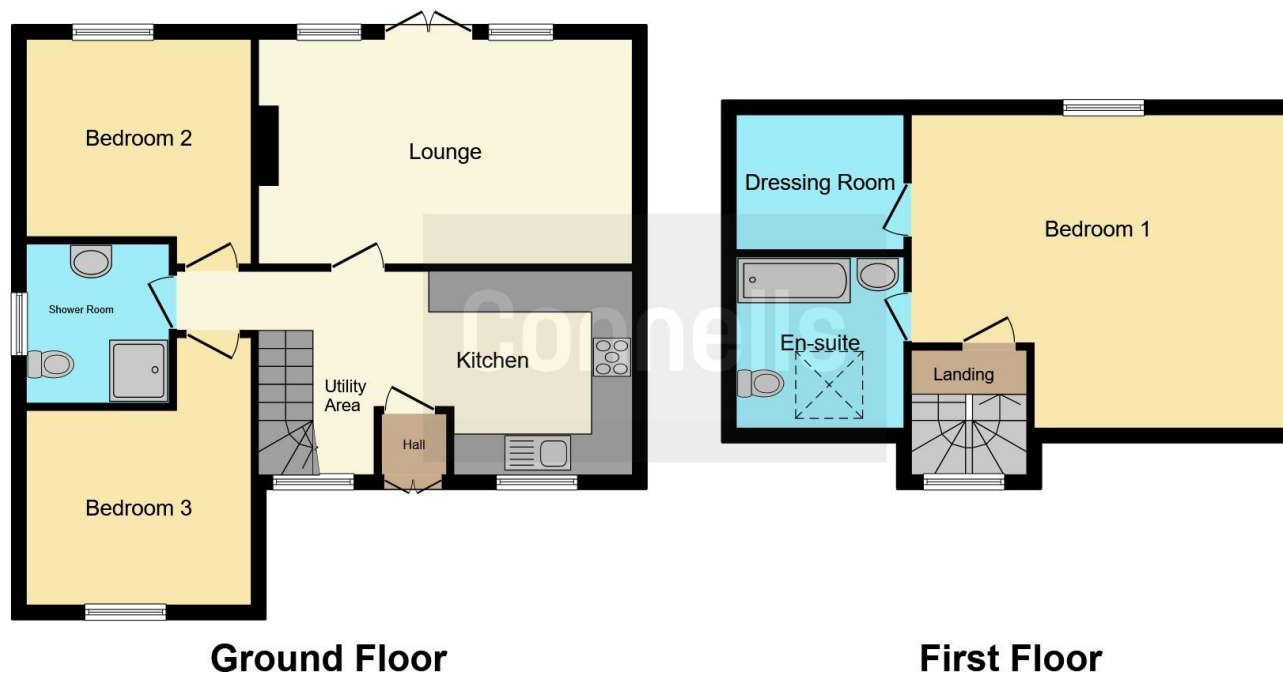
Outbuilding

Light, power and water supply, ideal for conversion to office or annex (STPP).









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333289



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: WVH333289 - 0006