



**Connells**

Hilton Road  
Lanesfield Wolverhampton



### Property Description

Samuel Thornework from the Award Winning Connells Wolverhampton branch is delighted to bring to market this three bedroom semi-detached family home in a popular area and boasts no onward chain.

Comprising of entrance hallway leading to a lounge whilst the rear benefits from a kitchen with access to a lobby area and a ground floor wc. On the first floor you will find three bedrooms and a family bathroom.

Externally there is off road parking to front and front lawn whilst the rear benefit from a good sized rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### 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 road side behind off road parking and front lawn

### Entrance Hallway

Radiator, ceiling light point, double glazed window to side, stairs to first floor, door to lounge.

### Lounge

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

### Kitchen

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, induction hob, plumbing point for washing machine, space for dryer, wall mounted boiler, storage cupboard, double glazed window to rear, doors to lounge and lobby.

### Lobby

Doors to ground floor wc, kitchen and garden.

### Ground Floor Wc

Low flush wc, ceiling light point, double glazed window to side.

## First Floor Landing

Double glazed window to side, ceiling light point, loft access, doors to all bedrooms and bathroom.

## Bedroom One

Double glazed window to front, ceiling light point, radiator, storage cupboard.

## Bedroom Two

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

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly panelled walls, radiator, ceiling light point, extractor fan, double glazed window to side.

## Outside Rear

Lawn with central path, brick built shed and side gate.

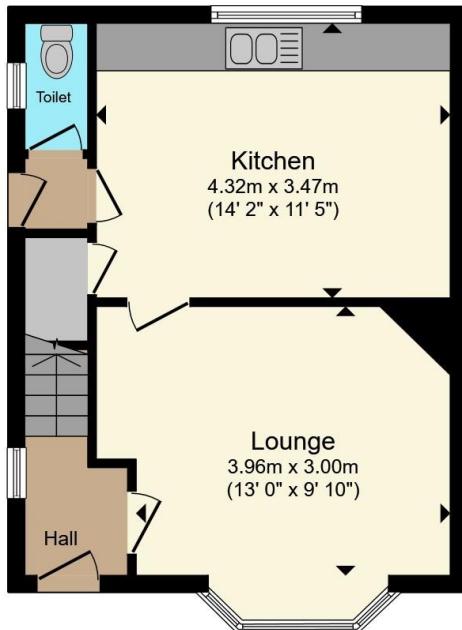
## Agents Note

Please note there are two mineshafts within the 20 meter boundary, please seek legal advice before incurring any costs.

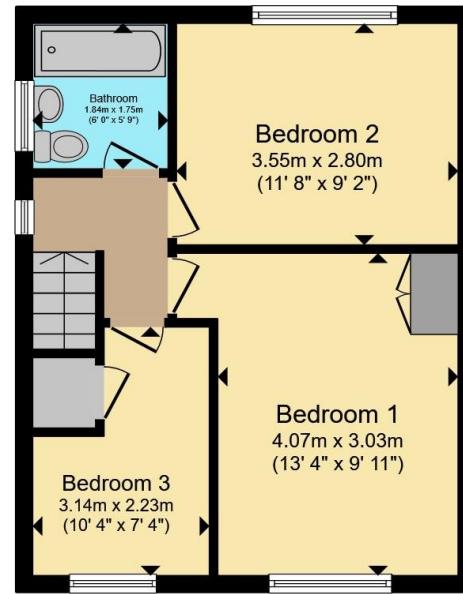




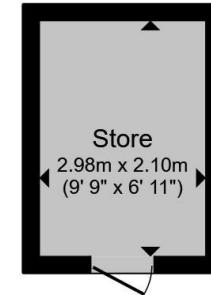




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 82.1 m<sup>2</sup> (884 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334144](http://connells.co.uk/Property/WVH334144)**



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