



**Connells**

Hilton Road  
Lanesfield Wolverhampton



# Hilton Road Lanesfield Wolverhampton WV4 6DR

for sale  
**£150,000**



## Property Description

Connells Wolverhampton are offering for sale this CHAIN FREE two bedroom semi detached home in the popular area of Lanesfield, well located to transport links including the Birmingham New Road and various bus routes. Requiring full renovation and offering great potential, viewing is recommended, call Connells today to arrange viewing.

The property comprises of entrance hall, lounge, kitchen and downstairs wc. Upstairs there are two double bedrooms and a spacious bathroom. Externally the property boasts an included garden to rear and driveway to front.

## The Location & 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

Door to front, stairs to first floor landing.

## Lounge

13' 1" into recess x 12' 2" into bay ( 3.99m into recess x 3.71m into bay )  
Double glazed bay window to front, central heating radiator.

## Kitchen

13' x 9' 6" max ( 3.96m x 2.90m max )  
Window to rear, wall and base units with work surfaces, stainless steel sink and drainer, central heating radiator, access to side lobby.

## Lobby

Access to wc, store cupboard, double glazed door to side leading to rear garden.

## Downstairs Wc

Low flush wc.

### First Floor Landing

Loft access, doors to various rooms.

### Outside Front

Driveway, lawned area.

### Bedroom One

16' 2" x 13' into bay ( 4.93m x 3.96m into bay )

Double glazed bay window to front, central heating radiator.

### Outside Rear

Gate to side access, overgrown rear garden.

### Bedroom Two

10' 4" max x 8' 7" max ( 3.15m max x 2.62m max )

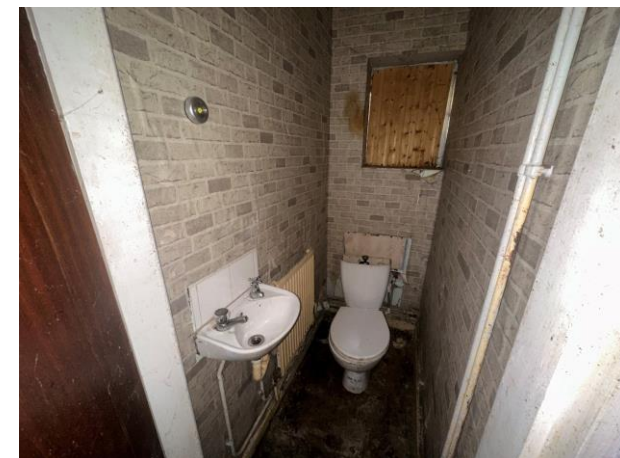
Double glazed window to rear, central heating radiator.

### Bathroom

Window to rear, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, central heating radiator, part tiled walls, tiled flooring.







To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334704](https://connells.co.uk/Property/WVH334704)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: WVH334704 - 0002