



74 Amos Lane, Wednesfield

THOMAS HARVEY
ESTATE AGENTS

A Deceptive & Individually Designed Three Bedroom Detached Family House In A Popular Residential Area With Tremendous Potential To Extend On Both Floors (Subject To Planning Permission)

74 Amos Lane, Wednesfield, Wolverhampton, WV11 1ND
Asking Price: £300,000

Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: D (55) No: 0300-2978-83502424-1851
Total Floor Area: 990sq feet (92.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

Situated in a popular residential area with the majority of services close at hand, this individually designed detached house has been extended and well maintained over the years to create a charming family home, an excellent example of its type.

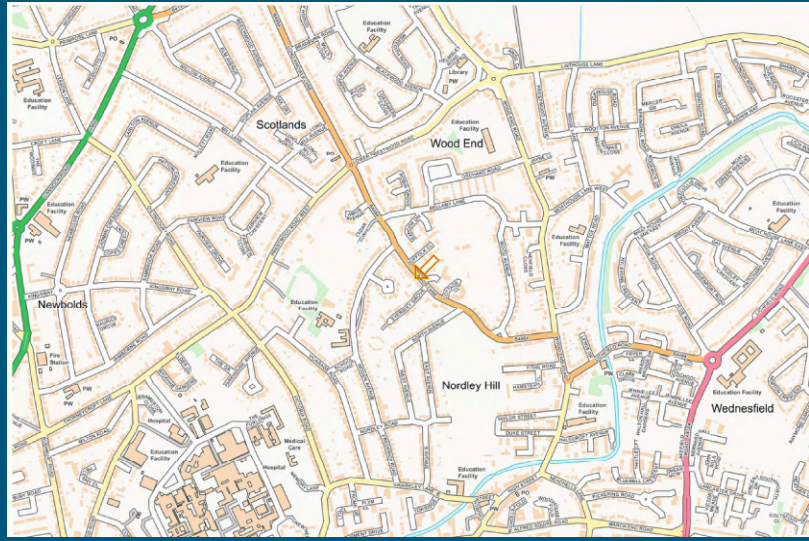
Although offering a comfortable interior, 74 Amos Lane is still ideal for purchasers requiring a property to restyle to own requirements including huge potential to extend on both levels (Subject to Planning Permission).

With internal inspection highly recommended to appreciate the deceptive & well-planned accommodation, having the benefit of gas central heating & double glazing, the interior includes reception porch to entrance hall, two reception rooms with both having feature fireplaces and a 16ft breakfast kitchen, fitted with a traditional oak suite. On the first floor, the galleried landing leads to three bedrooms and a white family bathroom.

Screened from the road via shaped hedging, at the front of the property is a neatly landscaped garden offering a pleasant first impression with the added benefit of a gravelled driveway at the side providing ample off road parking. The south facing rear garden is also an impressive aspect of the house, having being landscaped to deliver a most scenic setting, crafting the maximum privacy and offering excellent usable outdoor space.

Convenient for the majority of amenities including local schools, shops & bus routes, Amos Lane is also within easy distance of Newcross Hospital, Bentley Bridge Retail Park and having excellent transport links for commuting to principal towns (Black Country Route, M6 Motorway & Birmingham New Road).

Ideal for purchasers requiring a comfortable family home, ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Porch: PVC double glazed leaded door with matching side window & Minton style tiled flooring.

Entrance Hall: Internal hardwood opaque glazed door with matching side window, two radiators, floor to ceiling built in storage cupboard, stairs to first floor, Minton style tiled flooring & double glazed windows to side.

Living Room: 12'6" (3.80m) x 12ft (3.65m)

Tiled corner fire place & hearth with pine surround & gas stove fire, radiator and double glazed window picture to front.

Dining Room: 10'6" (3.20m) x 8'10" (2.70m)

Period style cast iron open fire place with tiled hearth, radiator and double glazed window to rear.

Breakfast Kitchen: 15'5" (4.70m) x 7'10" (2.40m)

Fitted with a matching suite of traditional wooden units comprising 1.5 drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, wall mounted gas fired Vaillant central heating boiler, built in appliances include oven, grill, 4-ring gas hob with tiled alcove & extractor hood over, plumbing for washing machine, recess for tumble dryer, radiator, tile defect vinyl flooring and glazed picture window to side, rear window and PVC double glazed door to garden.

Galleried Landing: Radiator, floor to ceiling built in storage cupboard, double glazed window to side and loft hatch to mainly boarded attic space having lighting & pull down ladder.

Bedroom One: 12'6" (3.80m) x 12ft (3.65m)

Radiator and double glazed window to front.

Bedroom Two: 10'6" (3.20m) x 8'10" (2.70m)

Radiator and double glazed window to rear.

Bedroom Three: 9'10" (3.00m) x 7'10" (2.40m)

Radiator and double glazed window to rear.

Bathroom: 8'10" (2.70m) x 4'7" (1.40m)

Fitted with a white traditional suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, radiator, part tiled walls and double glazed opaque window to front.

South-Facing Rear Garden: A mature & fully stocked rear garden having been landscaped to create a most pleasant setting with patio area, shaped centre lawn with flowering border having a variety of shrubs & trees, large timber shed and separate garden storage unit, surrounding hedging, side gate to driveway and additional gated side path the other side of the house.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







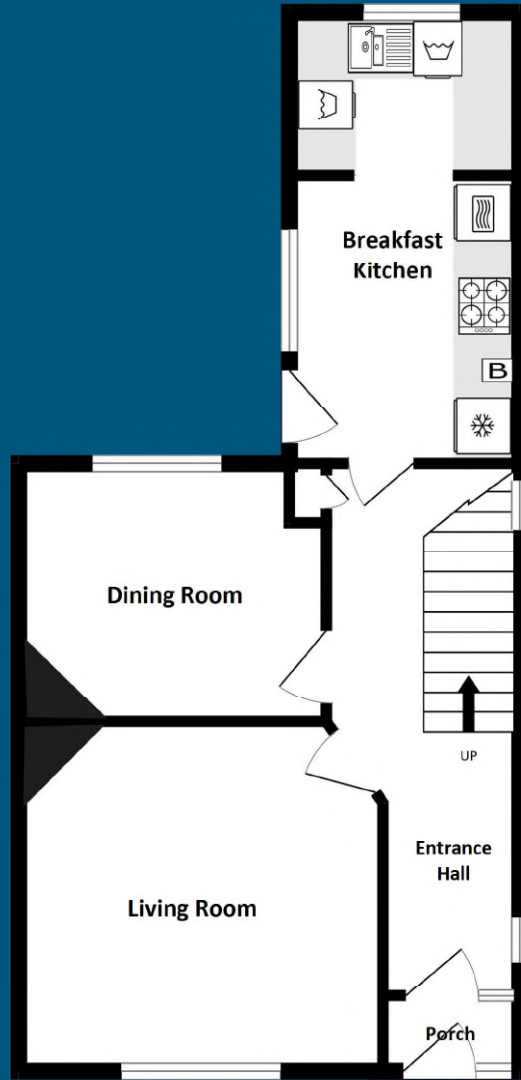






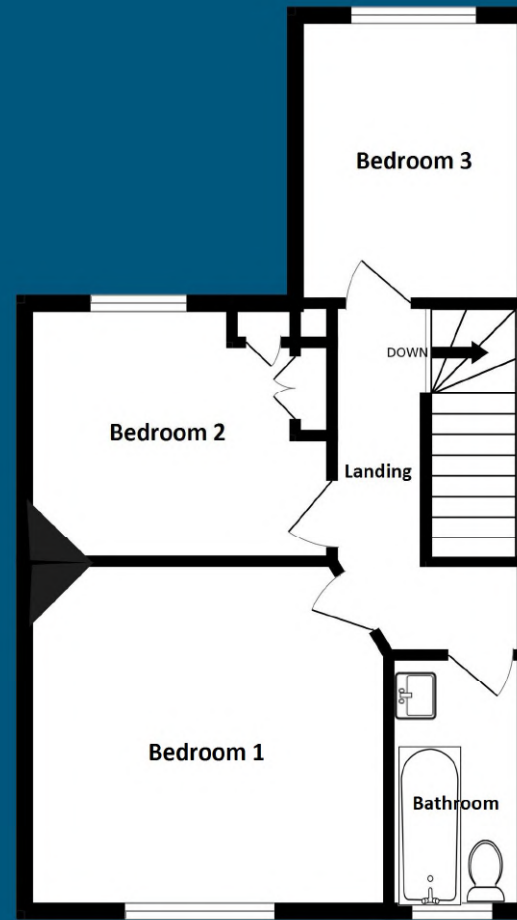






Ground Floor
Approx.: 517sq feet (48.0sq metres)

**Total Floor Area: 474sq feet
(44.0sq metres) Approx.**



First Floor
Approx.: 474sq feet (44.0sq metres)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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