



151 Linthouse Lane, Wednesfield

**THOMAS HARVEY**  
ESTATE AGENTS



*A Deceptive & Well Designed Three Bedroom Semi-Detached Family House In A Popular Residential Area With Stunning Panoramic Views Over Adjacent Fields & Tremendous Potential To Extend On Both Floors (Subject To Planning Permission).*

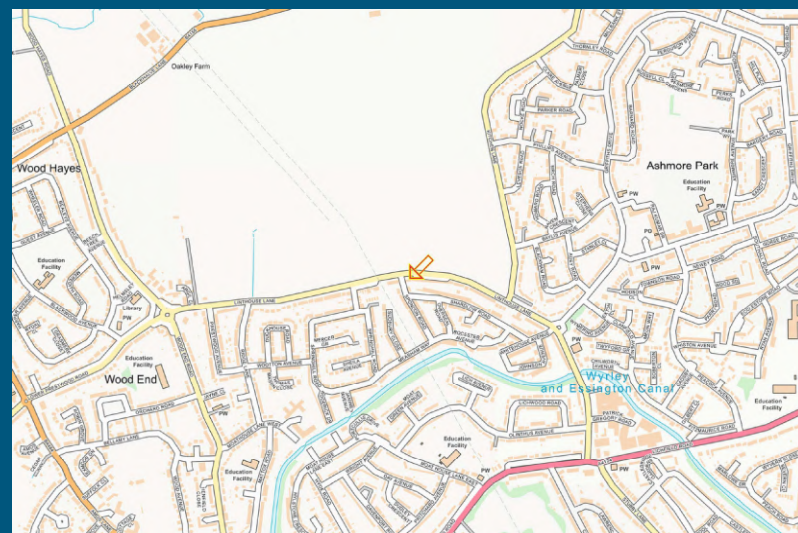
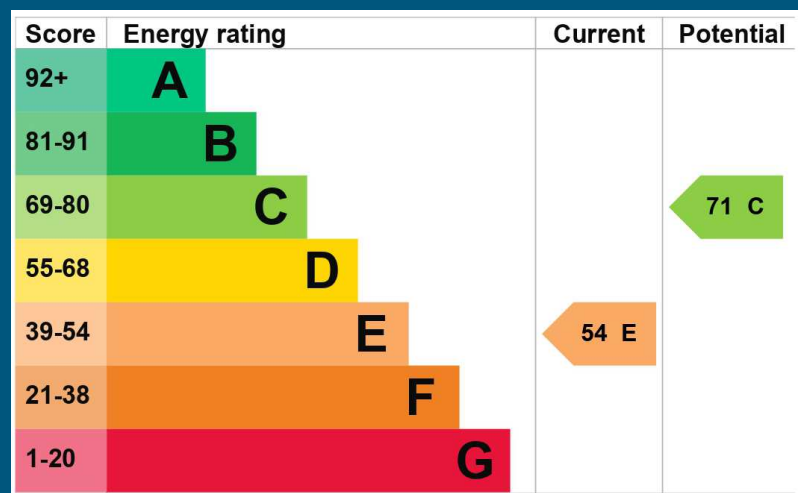
**151 Linthouse Lane, Wednesfield, Wolverhampton, WV11 3TW**  
**Asking Price: £280,000**

**Tenure:** Freehold  
**Council Tax:** Band C - Wolverhampton  
**EPC Rating:** E (54) **No:** 1100-7987-0922-0596-3653  
**Total Floor Area:** 1379.9sq feet (128.2sq metres) Approx.  
**No Upward Chain**  
**Services:** We are informed by the Vendors that all main services are installed  
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**  
**Mobile:** Ofcom checker shows three of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Situated in a popular residential area and occupying a corner plot on Linthouse Lane & Spondon Road, therefore with the majority of services close at hand, this well designed semi-detached house has been well maintained over the years to create a charming family home. Although well looked after and offering a comfortable interior, 151 Linthouse 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 stunning panoramic views at the front which is undoubtedly an amazing selling point of the house, internal inspection is highly recommended to appreciate the deceptive & well-planned accommodation. Having the benefit of gas central heating & double glazing, the interior includes porch to entrance hall, two receptions rooms with internal sliding doors separating the receptions rooms or creating an open living space if required, and a 15ft kitchen at rear with a matching suite of laminate units. Adjacent is an integrated garage with a WC at rear and the rare advantage of a further additional integral garage. This area is perfect for reconfiguring to create a number of options i.e. open plan dining kitchen, guest downstairs bedroom etc. On the first floor, the landing leads to three double bedrooms and the bathroom has been fitted with a shower suite. As the house sits in a plot of approx. 4,843sq feet, there is ample off road parking with screened hedging at side and of course leads to the two garages. The L-Shaped south facing rear garden is also an impressive aspect of the house, having being landscaped to deliver a most scenic setting yet maintaining the maximum privacy. Also offering excellent usable outdoor space!

Convenient for the majority of amenities including local schools, shops & bus routes, Linthouse 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). Offered with 'No Upward Chain' and an excellent example of its type, the accommodation further comprises:



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**Reception Porch:** Aluminium double glazed sliding door, shelving and wood stripped flooring. **Entrance Hall:** Internal double glazed door with matching full height side window, radiator, coved ceiling, L-Shaped staircase to first floor and built in cupboard under stairs.

**Dining Room: 11'5" (3.47m) 11'1" (3.37m)**

Radiator, coved ceiling and double glazed window to front. Internal twin hardwood opaque glazed sliding doors to: **Living Room: 13'8" (4.17m) x 11'5" (3.47m)**

Marble style fireplace with gas coal fire, coved ceiling and double glazed window to rear.

**Kitchen: 14'6" (4.42m) x 6'11" (2.10m)**

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, single drainer sink unit with chrome mixer tap, recess for gas point cooker, plumbing for washing machine, floor to ceiling built in cupboard, radiator, coved ceiling, laminate effect vinyl flooring and double glazed window to rear. Internal access leads to: **Garage One: 23ft (7.02m) x 9ft (2.76m)**

Side opening double garage doors, power & lighting, enclosed WC and PVC double glazed opaque door with window to rear. **Garage Two: 16'1" (4.92m) x 8'4" (2.57m)**

Side opening double garage doors, power, lighting and wall mounted gas fired valiant central heating boiler

**First Floor Landing:** Coved ceiling.

**Bathroom: 9ft (2.75m) x 7'2" (2.18m)**

Fitted with a white suite comprising walk in corner shower with chrome hand held spray & additional electric shower unit, pedestal wash hand basin, low level WC, radiator, loft hatch, built in airing cupboard and double glazed opaque window to rear.

**Bedroom One: 13'6" (4.11m) x 11'4" (3.46m)**

Built in twin double wardrobes with drawers, radiator and double glazed window to front.

**Bedroom Two: 11'5" (3.49m) x 11'1" (3.37m)**

Built in furniture including twin double wardrobes with overhead stores & dressing area, radiator and double glazed window to rear.

**Bedroom Three: 11'11" (3.64m) x 11'5" (3.47m)**

Radiator, storage into eaves, shelving and double glazed window to front.

**Rear Garden:** Enjoying a south facing aspect, this deceptive & fully stocked L-Shaped plot with surrounding paved patio, steps to lawn, fully stocked flowering borders with a variety of shrubs & trees including fruit trees, greenhouse, vegetable plot at side, surrounding fencing and gated side entry.











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.















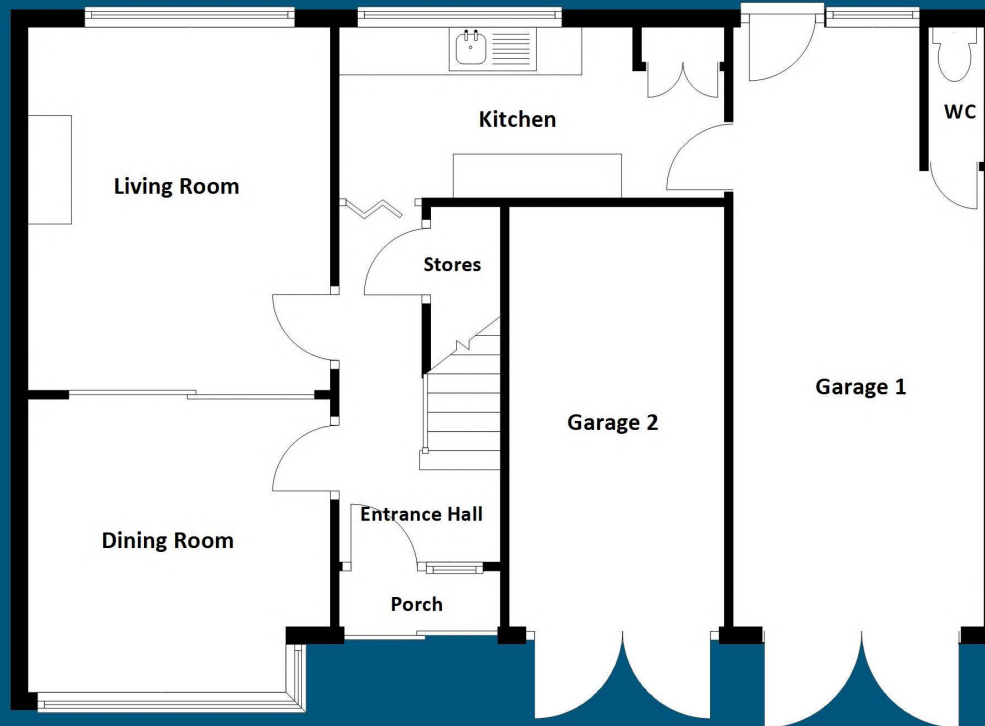




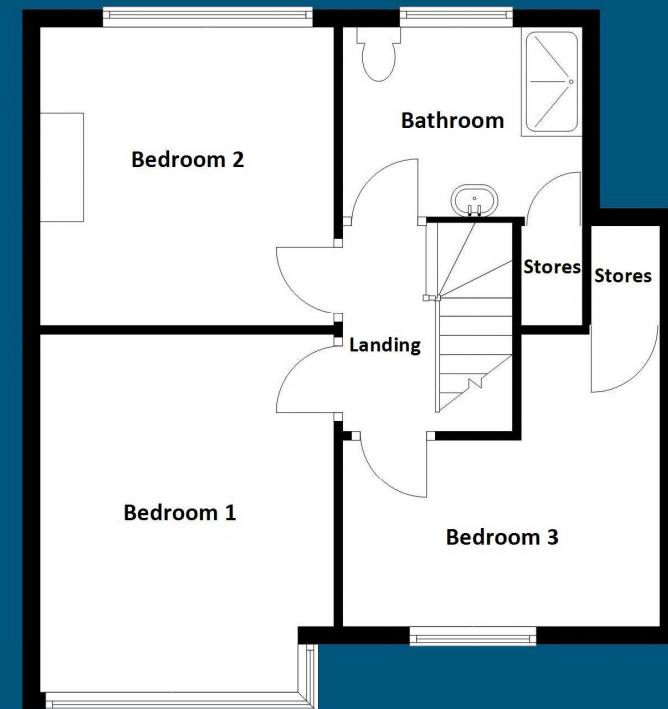




**Total Floor Area: 1379.9sq feet (128.2sq metres) Approx.**  
 Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



**Ground Floor**  
 Approx.: 843.2sq feet  
 (78.3sq metres)



**First Floor**  
 Approx.: 536.7sq feet  
 (49.9sq 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.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**  
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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
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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