



50 Long Knowle Lane, Wednesfield

A Deceptive & Three Bedroom Semi- Detached Family House In A Popular Residential Area With Tremendous Potential To Restyle & Extend To Own Requirements (Subject To Planning Permission)

50 Long Knowle Lane, Wednesfield, Wolverhampton, WV11 1JH

Asking Price: £225,000

Tenure: Freehold.

Council Tax: Band A - Wolverhampton

EPC Rating: D (67) No: 0300-6219-0022-8528-3353

Total Floor Area: 1026.5sq feet (95.4sq metres)

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

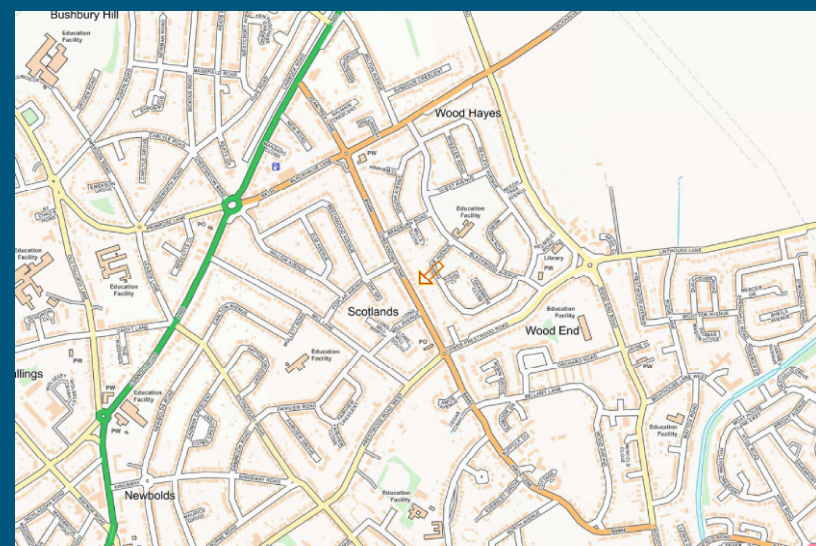
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.

Situated in a popular and established residential area 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, 50 Long Knowle 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 & part double glazing, the interior includes reception porch to entrance hall, two receptions rooms with open archway separating them and a breakfast kitchen, fitted with a traditional oak suite. On the first floor, the landing leads to three bedrooms and a well appointed white family bathroom. At the front of the property is a long driveway providing ample off road parking and leads to the garage at side. The enclosed rear garden is also of a good size which not only provides low maintenance being mainly paved & gravelled but also maintains the maximum privacy.

Convenient for the majority of amenities including local schools, shops & bus routes, Long Knowle 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:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Reception Porch: Hardwood double glazed sliding door and tiled flooring. **Entrance Hall:** Internal hardwood door with opaque glazed windows, radiator, coved ceiling, built in base corner cupboard and L-Shaped staircase to first floor with open recess below.

Living Room: 12'2" (3.71m) x 10'8" (3.25m)

Tiled fireplace & hearth with wood surround & gas fire, radiator, coved ceiling, hardwood double glazed sliding doors to rear and open archway to: **Dining / Sitting Room: 10'11" (3.33m) x 10'8" (3.26m)** Radiator, coved ceiling and double glazed leaded bow window to front.

Kitchen: 15'4" (4.67m) x 6'7" (2.00m)

Fitted with a traditional suite of matching units comprising a range of base cupboards, drawers & suspended wall cupboards, 1½ drainer sink unit with mixer tap, recess & gas point for cooker with extractor hood over, plumbing for washing machine, radiator, wall mounted gas fired central heating boiler, coved ceiling, tiled flooring and double glazed window to rear with matching PVC side door.

First Floor Landing: Coved ceiling and stained glass leaded opaque window to side.

Bathroom: 8'4" (2.55m) x 5'10" (1.77m)

Fitted with a traditional white suite comprising panelled bath, separate corner shower enclosure with overhead shower, low level WC, pedestal wash hand basin, radiator, part tiled walls, coved ceiling and double glazed opaque window to rear.

Bedroom One: 12ft (3.66m) x 10'10" (3.29m)

Radiator, coved ceiling and double glazed window to rear.

Bedroom Two: 11ft (3.35m) x 10'11" (3.32m)

Radiator, coved ceiling and double glazed leaded window to front.

Bedroom Three: 7'4" (2.23m) x 5'10" (1.79m)

Radiator, coved ceiling and double glazed leaded window to front.

Rear Garden: Mainly gravelled for easy maintenance with full width paved patio & side path, a variety of shrubs & trees, surrounding fencing and rear access to: **Garage: 17'8" (5.38m) x 8'11" (2.72m)** 'Up & over' garage door, power, lighting and glazed window & door to rear.

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.





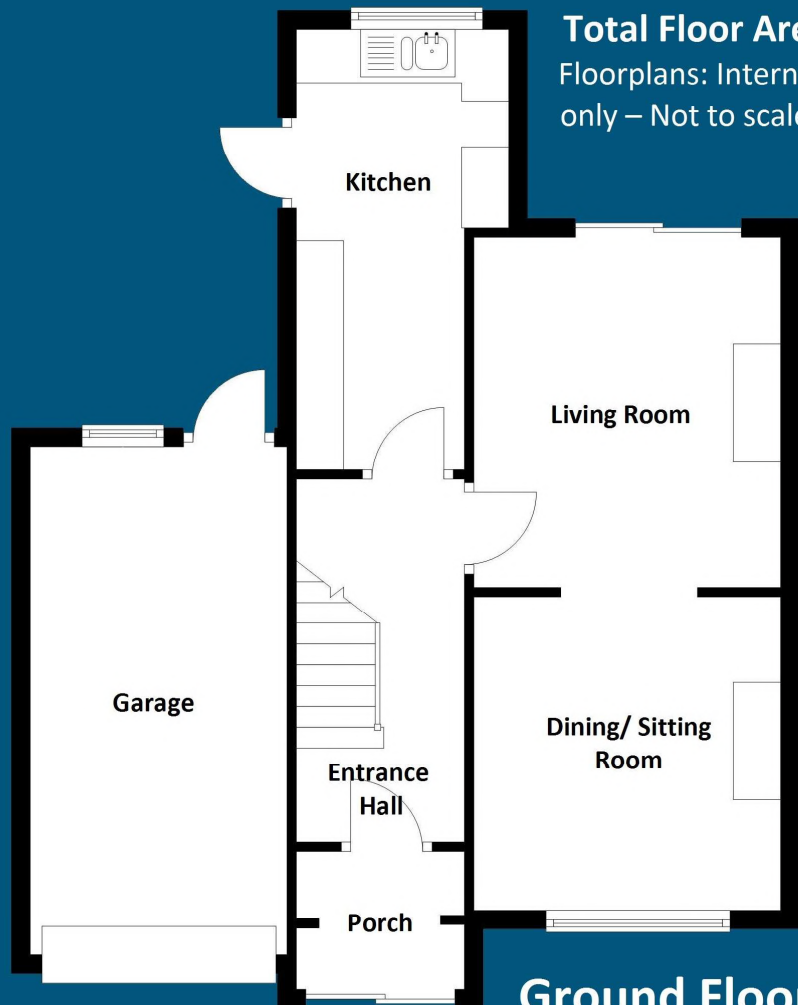






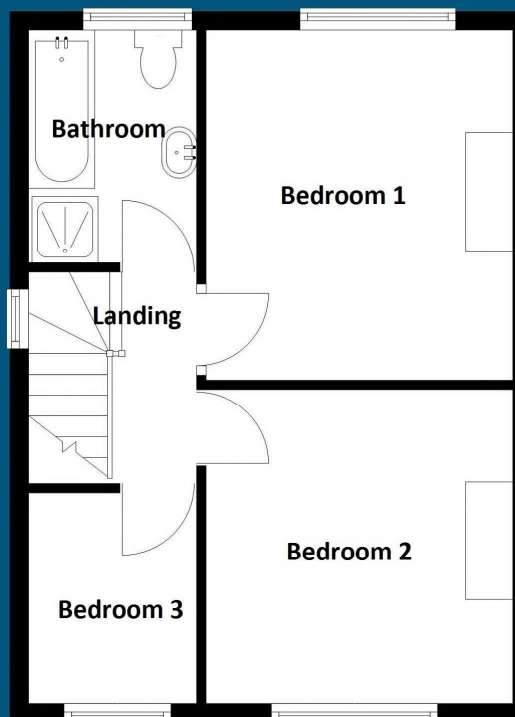
Total Floor Area: 1026.5sq feet (95.4sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



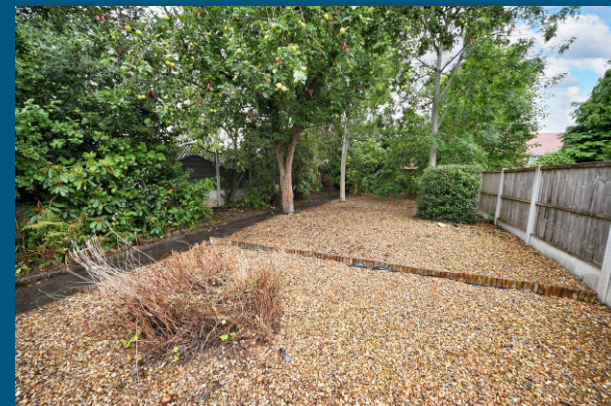
Ground Floor

Approx.: 627.6sq feet
(58.3sq metres)



First Floor

Approx.: 398.8sq feet
(37.1sq 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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