



Connells

Mount Road
Lanesfield Wolverhampton

Mount Road Lanesfield Wolverhampton WV4 6LZ

for sale offers over
£230,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi detached family property in a popular residential location. Benefiting from an abundance of internal and external space, this property must be viewed in order to fully appreciate. Call Connells today to book a viewing.

The property comprises of entrance hall, lounge, dining room, kitchen and side lean to area. On the first floor there are three bedrooms, family bathroom and separate wc. Externally there is a driveway and garden area to front and a deceptively large and spacious rear garden, ideal for those with families.

The Location & Area

This property is situated in the popular Lanesfield area of Wolverhampton, close to commuting to Wolverhampton city centre & Dudley town centre, close to bus routes, shops local amenities & school.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

Dining Room

9' 8" x 11' 4" (2.95m x 3.45m)
Double glazed window to front, gas fire, central heating radiator, door to entrance hall.

Lounge

13' 9" x 11' 4" (4.19m x 3.45m)
Double glazed window to rear, central heating radiator, electric fire, door to entrance hall.

Kitchen

12' 8" x 6' 2" (3.86m x 1.88m)
Double glazed window to rear, central heating radiator, a range of wall and base units, space for various appliances, understair pantry cupboard, door to side lean to.

Side Lean Too Storage Area

Door to front, door to rear, brick built storage shed.

First Floor Landing

Doors to various rooms.

Bedroom One

12' 5" x 10' 2" (3.78m x 3.10m)
Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m)

Double glazed window to front, central heating radiator, storage cupboard, door to first floor landing.

Family Bathroom

Panelled bath with electric shower, pedestal sink.

Separate Wc

Double glazed window low flush toilet, central heating radiator.

Outside Front

Large block paved driveway to front affording off road parking, paved pathway area, lawned garden area to side.

Outside Rear

Large and spacious rear garden which is mostly lawned, paved pathway, surrounding panelled fencing, mature hedging.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335716



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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