



Connells

Mill Lane  
Willenhall



Mill Lane  
Willenhall WV12 4QJ

for sale offers in the region of  
**£190,000**



### Property Description

Connells Wolverhampton are delighted to bring to market this well presented and attractive two bedroom end terrace property in a popular location. Benefiting from private electric gated access to rear, this property should be viewed order to fully appreciate. Please contact Connells today to book a viewing.

The property comprises of entrance porch, lounge, kitchen diner, two bedrooms and bathroom. Externally there is a highly landscaped rear garden and private electric gated access to rear.

### Entrance Hall

Door to front, door to lounge.

### Lounge

12' 9" x 10' 9" ( 3.89m x 3.28m )

Double glazed window to front, door to kitchen, central heating radiator, stairs to first floor landing.

### Kitchen Diner

9' 8" x 9' 8" ( 2.95m x 2.95m )

Double glazed door and window to rear, a range of wall and base units with an inset sink, inset oven, hob and extractor, space for various appliances, space to dining table and chairs, central heating radiator, door to lounge.

### The Location & Area

Set just off Lucknow Road in a popular residential area the property is ideally placed for access to M6 and adjoining M54 motorways. With a range of popular local schooling nearby, Bloxwich rail station and hospital are both approximately two miles away.



## First Floor Landing

Doors to various rooms

## Bedroom One

12' 3" x 9' 7" ( 3.73m x 2.92m )

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

## Bedroom Two

7' 4" x 7' 9" ( 2.24m x 2.36m )

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

## Bathroom

Panelled bath with electric shower, pedestal sink, low flush toilet, heated towel rail, door to first floor landing.

## Outside Front

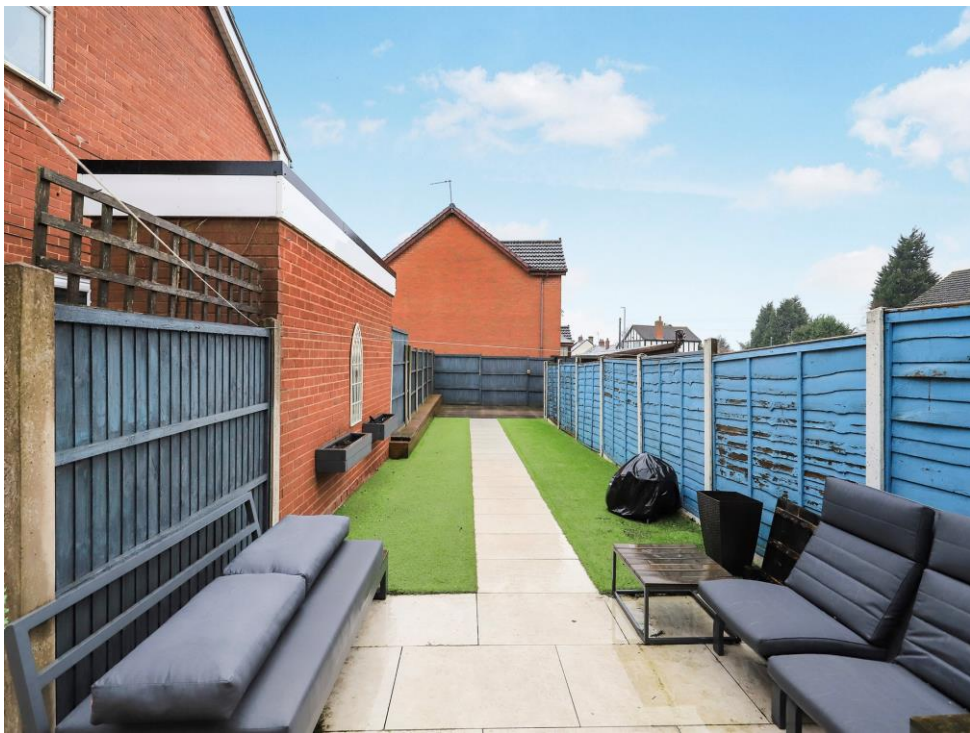
Small courtyard style frontage.

## Outside Rear

Good size enclosed garden which is landscaped, paved pathway, artificial lawned area, electric composite gardens to rear.

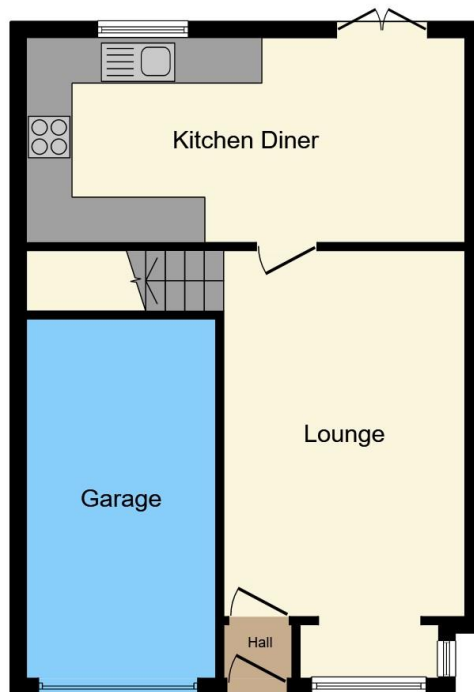




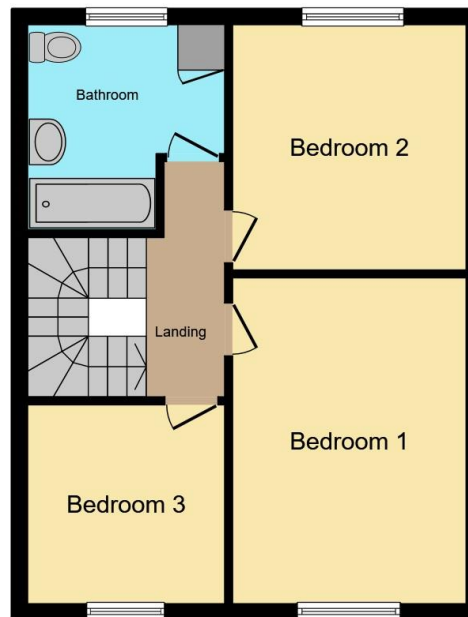








**Ground Floor**



**First Floor**

Total floor area 92.2 m<sup>2</sup> (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334352](http://connells.co.uk/Property/WVH334352)**



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