



**Connells**  
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**FOR SALE**

**Connells**

Linthouse Lane  
Wednesfield Wolverhampton



# Linthouse Lane Wednesfield Wolverhampton WV11 3TW

for sale offers in the region of  
**£270,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this chain free and deceptively spacious three bedroom family home with delightful field views to front. Benefiting from no onward chain this property should be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, dining room, conservatory, kitchen, downstairs wc, garage, three bedrooms and a family bathroom. Externally there is a driveway and garden to front as well as an enclosed rear garden.

## Location And Area

Situated on the ever sought after Linthouse Lane which is just a stone's throw away from popular shopping, public houses, eateries, doctors, dentists, schools and nurseries. New Cross hospital, M54 motorway, Wednesfield shopping centre and Bentley Bridge retail park area also nearby.

## Entrance Hall

Stairs access, doors to various rooms.

## Dining Room

11' 7" x 10' 3" ( 3.53m x 3.12m )

Sliding door to the conservatory, door to entrance hall, open to lounge.

## Lounge

14' 6" x 11' 6" ( 4.42m x 3.51m )

Double glazed window to front, radiator, open to dining room.

## Conservatory

11' 2" x 7' 6" ( 3.40m x 2.29m )

Double glazed all around.

## Kitchen

9' 2" max x 14' 6" ( 2.79m max x 4.42m )

Double glazed window to rear, range of wall and base units, door to side access, door to entrance hall.

## Entrance Porch

Double glazed door to front, door to entrance hall.

## Downstairs Wc

Low flush toilet, wash hand basin.



### First Floor Landing

Doors to various rooms.

### Bedroom One

14' 1" x 11' 5" ( 4.29m x 3.48m )

Double glazed window to front, fitted wardrobes and door to landing.

### Bedroom Two

11' 8" x 11' ( 3.56m x 3.35m )

Double glazed window to rear, radiator, door to landing.

### Bedroom Three

11' 9" x 11' ( 3.58m x 3.35m )

Double glazed window to front, storage area, door to landing.

### Family Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window to rear.

### Garage

17' x 8' 2" ( 5.18m x 2.49m )

Up and over door to front.

### Outside Front

Driveway area.

### Outside Rear

Enclosed rear garden ideal for those with families.



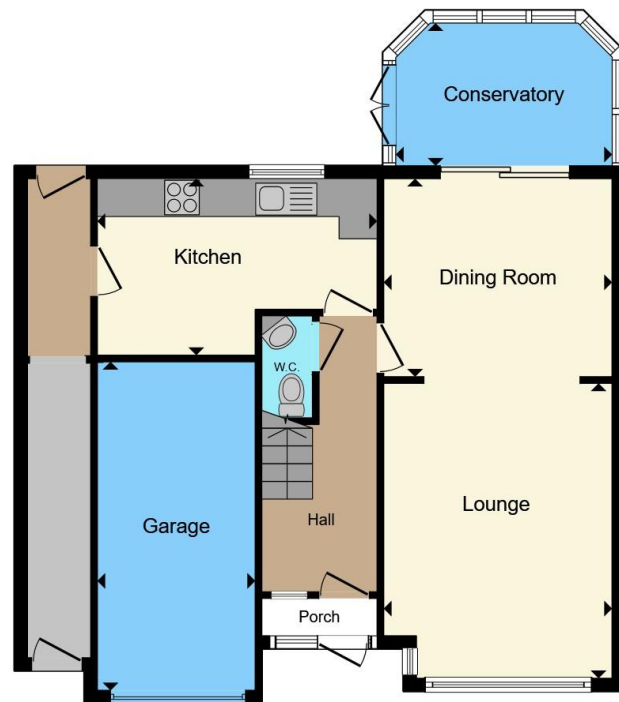












**Ground Floor**



**First Floor**

Total floor area 132.5 m<sup>2</sup> (1,426 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)

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334442](http://connells.co.uk/Property/WVH334442)**



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