



**Connells**

Mount Road  
Lanesfield Wolverhampton



### 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 To 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.







To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

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](https://www.connells.co.uk/Property/WVH335716)**



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