



Connells

Mount Road
Lanesfield Wolverhampton

Mount Road Lanesfield Wolverhampton WV4 6NE

for sale offers in the region of
£255,000



Property Description

A fantastic opportunity to purchase a well presented three bedroom semi detached family home. Offering superb living accommodation. Situated a popular residential area, close to local schools and local amenities and excellent commuting links. Being highly recommended to fully appreciate the accommodation on offer.

Location And 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 & schools.

Entrance Porch

Double glazed porch to front, double glazed window to front and side and door to entrance hall.

Entrance Hall

Double glazed door to front, stairs to lounge, stairs to sitting room/dining room/office and stairs to first floor landing.

Lounge

14' 9" x 11' 5" (4.50m x 3.48m)

Double glazed window to front, feature gas fire place, central heating radiator, tv point, coved ceiling, laminate floor, door to kitchen and door to entrance hall.

Dining / Sitting Room / Office

12' 4" x 9' 3" (3.76m x 2.82m)

Double glazed window to front, central heating radiator, tv point, coved ceilings, laminate floor, door to kitchen and door to entrance hall.

Fitted Kitchen

12' 6" x 6' 3" (3.81m x 1.91m)

Double glazed window to rear, fitted kitchen with a selection of wall and base units with roll top work surface, stainless steel sink drainer with one bowl, electric oven, electric hob with cooker hood over, integrated fridge, integrated freezer, storage cupboard, door to lounge, door to utility and door to sitting room/ dining room/office

Utility Room

8' 5" x 6' 8" (2.57m x 2.03m)

Double glazed window to rear, plumbing for washing machine, door to shower room, door to kitchen and double glazed door to garden.

Shower Room

Double glazed window to rear, walk in shower cubicle with shower over, tiled walls, vanity wash hand basin, low flush wc, towel radiator and door to utility.



First Floor Landing

Double glazed window to rear, loft access, doors to various rooms and stairs to entrance hall.

Bedroom One

9' 5" x 13' 3" (2.87m x 4.04m)

Double glazed window to front, coved ceiling, central heating radiator and door to landing.

Bedroom Two

14' 8" max x 12' 5" max (4.47m max x 3.78m max)

Double glazed window to front, central heating radiator, coved ceilings and door to landing

Bedroom Three

8' 4" x 8' 8" (2.54m x 2.64m)

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

Family Bathroom

8' 4" x 8' 8" (2.54m x 2.64m)

Double glazed window to rear, panelled bath with tiled, pedestal wash hand basin, low flush wc, towel radiator and door to landing

Outside Front

A tarmac drive offering off road parking and gate to side leading to the rear.

Outside Rear

Is a generous well presented closed rear garden, with a decked area and predominately laid to lawn with a selection of trees and a gate to side leading to the front.

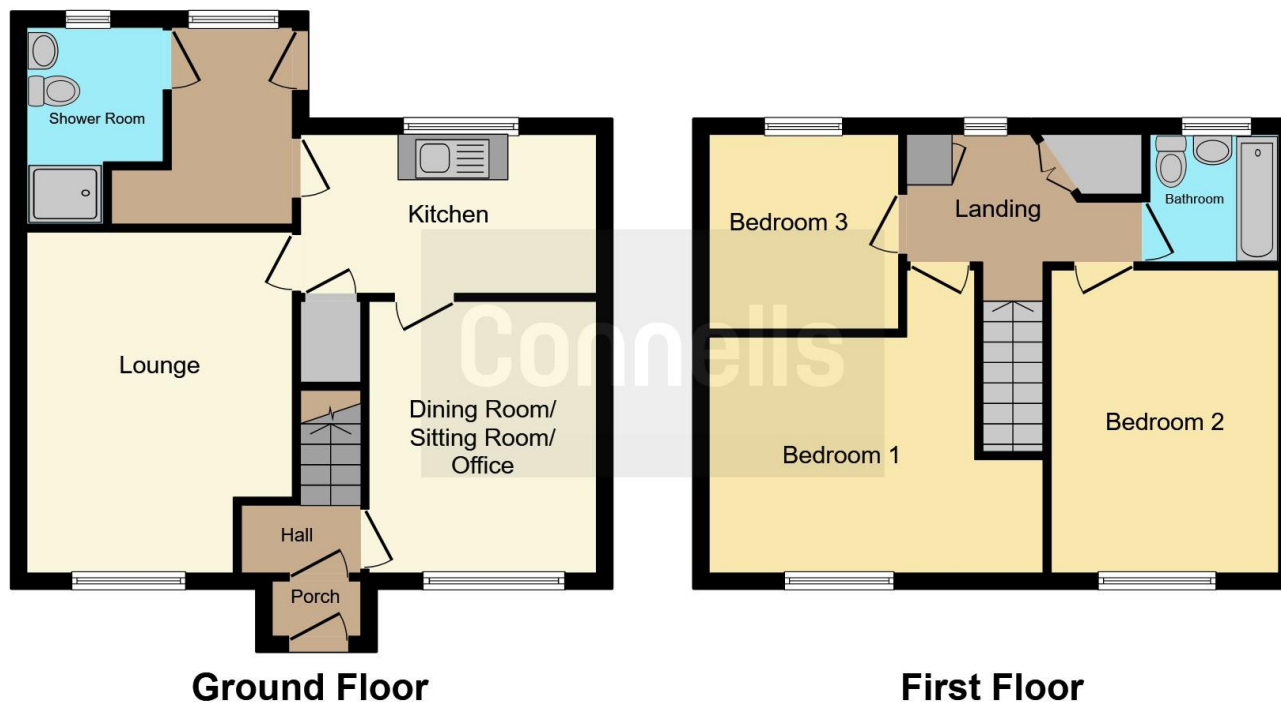
Agents Note

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









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/WVH336498](https://www.connells.co.uk/Property/WVH336498)



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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