



Connells

Larches Lane
Compton Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this deceptively large and spacious three bedroom traditional family property close to Wolverhampton City Centre benefiting from large room sized throughout this property must be viewed in order to fully understand and appreciate.

The property comprises of an entrance porch, large entrance hall, family lounge with bay window to front, dining room, kitchen. On the first floor there are two bedrooms and a family bathroom, on the third floor there is a third bedroom. Additionally the property benefits from a cellar which could be used for a variety of uses subject to necessary permissions and consents. Externally there is a good sized enclosed rear garden ideal for those with families.

Entrance Hall

Radiator, door to lounge, door to dining room, stairs access.

Family Lounge

14' 6" max into bay x 12' 3" max into recess (4.42m max into bay x 3.73m max into recess)

Double glazed bay window to front, radiator, gas fire, glazed window to front, picture rail, door to entrance hall.

Dining Room

12' 4" x 12' 3" (3.76m x 3.73m)

Glazed window to rear, radiator, door to entrance hall, door to kitchen.

Location And Area

Located in the Compton area of Wolverhampton this property is conveniently located with access to Wolverhampton and the Tettenhall Road. Located nearby are a range of bars, restaurants and shops, dentists, doctors, as well as popular schooling.

Kitchen

13' 2" x 7' 4" (4.01m x 2.24m)

Window to rear and side, door to side, space for various appliances, feature cast iron stove, stair case to the cellar.

Storm Porch

Open to front, door to entrance hall.



First Floor Landing

Doors to various rooms.

Bedroom One

12' 1" x 15' 8" (3.68m x 4.78m)

Window to front, radiator, door to landing.

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Window to rear, cast iron fire place, radiator, door to landing.

Bathroom

Panelled bath, low flush toilet, radiator, pedestal sink, mixer shower in a cubicle, door to landing.

Bedroom Three

15' 6" x 9' 9" restricted head height (4.72m x 2.97m restricted head height)

Skylight to rear, radiator, stairs to first floor.

Outside Front

Courtyard style garden.

Outside Rear

Good Sized enclosed garden, surrounded by a range of mature plants, trees and shrubs.









Total floor area 126.7 m² (1,364 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

Connells

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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