



Connells

Dock Meadow Drive
Lanesfield Wolverhampton



Property Description

Connells Wolverhampton have the delight to bring to the market this chain free two bedroom semi-detached bungalow in a popular cul-de-sac location. Benefiting from no onward chain this property should be viewed in order to fully appreciate.

Internally the property comprises of an entrance porch, entrance hall, lounge, two bedrooms, shower room, dining room, kitchen and utility.

Externally there is front and rear gardens as well as off road parking.

Location Nad Area

Being situated in the Lanesfield area, Dock Meadow Drive is conveniently located for Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and a good selection of highly regarded schools and universities.

Entrance Porch

Door to front, door to hall.

Entrance Hall

Doors to various rooms.

Lounge

12' x 12' Plus bay (3.66m x 3.66m Plus bay
Double glazed bay window to front, radiator,
door to entrance hall.

Dining Room

10' x 9' 5" (3.05m x 2.87m)
Double glazed window to side, door to
kitchen, door to entrance hall.

Kitchen

7' 5" x 6' 10" (2.26m x 2.08m)
Double glazed window to side, range of wall
and base units, inset sink, inset oven, hob
and extractor fan, door to utility.

Utility

Double glazed window to rear, double glazed
door to side, door to kitchen.



Bedroom One

12' 6" x 9' 2" (3.81m x 2.79m)

Double glazed window to front, radiator, door to entrance hall.

Bedroom Two

10' x 9' 2" (3.05m x 2.79m)

Double glazed window to rear, radiator, door to entrance hall.

Shower Room

Double glazed window to rear, shower in cubicle, low flush toilet, pedestal sink, door to entrance hall.

Outside Front

Lawned area, tarmac driveway to side.

Outside Rear

Good sized enclosed rear garden, mostly lawned, plants, trees and shrubs.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly









Total floor area 71.0 m² (765 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

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335276



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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