



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.

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.

Storm Porch

Open to front, door to entrance hall.

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.

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.



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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335427



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335427 - 0002