



Connells

Stubby Lane
Wednesfield Wolverhampton

Stubby Lane Wednesfield Wolverhampton WV11 3NE

for sale offers over
£185,000



Property Description

Welcome to Stubby Lane, a two bedroom (originally three bedroom) semi-detached property located in the area of Wednesfield. This home benefits from having NO ONWARD CHAIN.

Accommodation comprises porch, entrance hallway, through lounge/dining room, kitchen, lean to with additional kitchen space, conservatory, two bedrooms, bathroom, rear garden and off road parking.

Overall, Stubby Lane presents an excellent opportunity to own a two-bedroom semi-detached property in the sought-after area of Wednesfield. With its convenient location near New Cross Hospital, the M6 motorway, and easy access to Wolverhampton City Centre, this property offers a comfortable and well-connected lifestyle. Don't miss the chance to make Stubby Lane your new home!

The Location & Area

Situated in close proximity to New Cross Hospital and Bentley Bridge shopping complex. Stubby Lane offers convenient access to excellent healthcare and shopping facilities. The property also enjoys easy connectivity to the M6 motorway, enabling seamless commuting to nearby cities and towns. With great transport links into Wolverhampton City Centre, this property location is perfect for all buyers and professionals.

Approach

Setback from the road side behind a driveway for several cars.

Entrance Hallway

Window to side elevation, radiator, ceiling light point, stairs rising to the first floor and doors into lounge and kitchen.

Lounge/ Diner

25' max x 9' 1" max (7.62m max x 2.77m max)

A double glazed window to the front, two radiators, two ceiling light points, fitted cupboards and single glazed window to the rear. Access to the conservatory.

Kitchen

6' x 5' (1.83m x 1.52m)

An array of wall and base units with inset sink and drainer with mixer tap, ceiling spotlights, pantry with a single glazed window, double glazed window to rear and door into utility room.

Utility/ Lean To

22' x 5' (6.71m x 1.52m)

An array of wall and base units, plumbing point, partly tiled walls, ceiling spotlights, radiator, storage cupboard and door to front and rear.

Conservatory

14' 1" x 11' 1" (4.29m x 3.38m)

Radiator, fitted units with integrated fridge, free wall light points and doors into the garden.

First Floor Landing

Double glazed window to the side, ceiling light point, airing cupboard and loft access. Doors to all bedrooms and bathroom.

Bedroom One

15' x 10' 1" (4.57m x 3.07m)

Two double glazed windows to the front, radiator, two ceiling light points and fitted wardrobes.

Bedroom Two

12' 10" into wardrobe x 9' 10" max (3.91m into wardrobe x 3.00m max)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Panelled bath with shower attachment, low flush WC, wash hand basin, tiled walls, ceiling light point, radiator, fitted cupboard housing boiler, double glazed window to the rear.

Outside Rear

Lawn area with mature trees and shrubbery and access to rear garages.

Agents Note

There are a block of garages available to purchase separately, formerly a block of 6 garages, converted to three garages and a music room. Accessed via Lawrence Avenue. Please note the owner pays £100 per annum to Wolverhampton City Council for the right to use the driveway for vehicle access. Currently a two bedroom property but was originally a three bedroom property. Please note this property could easily be converted back to a three bedroom property by adding a stud wall and adding an opening from the landing









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 any 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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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/WVH328384](https://www.connells.co.uk/Property/WVH328384)



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