



**Connells**

Luce Road  
Wolverhampton

# Luce Road Wolverhampton WV10 9NG

for sale offers in the region of  
**£240,000**



## Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented and deceptively spacious extended three bedroom family home. Benefiting from being in outstanding condition, this property should be viewed in order to fully appreciate. Call Connells today to book your viewing.

Internally the property comprises of entrance hall, large family lounge, dining room, extended kitchen diner, three well proportioned bedrooms and family shower room. Externally there is a detached brick built shed/workshop suitable for a variety of uses, as well as a good size enclosed rear garden. To the front is a large driveway.

## The Location & Area

The property offers fantastic commuting access to the Stafford Road which links to Wolverhampton City Centre University along with to New Cross Hospital, Bentley Bridge shopping centres along with the M6 and M54 motorways.

## Entrance Hall

Double glazed door to front, stairs to first floor landing, door to family lounge.

## Family Lounge

13' 6" x 13' ( 4.11m x 3.96m )

Double glazed window to front, central heating radiator, feature fireplace, laminate flooring, door to dining room, door to entrance hall.

## Dining Room

8' 7" x 13' ( 2.62m x 3.96m )

Sliding door to kitchen, door to lounge, feature lighting, laminate flooring, door to inner hall.

## Extended Kitchen Diner

9' 6" x 15' 7" ( 2.90m x 4.75m )

Double glazed window to rear, double glazed french doors to rear, stylish wall and base units, inset sink, inset oven, hob and extractor, space for dining table and chairs, central heating radiator, sliding door to dining room.

## Inner Hall

Double glazed window to side, door to under stair storage cupboard, door to dining room, door to downstairs wc.

## Downstairs Wc

Low flush toilet, door to inner hall.



## First Floor Landing

Double glazed window to side, airing cupboard, doors to various rooms.

## Bedroom One

10' 3" x 9' 7" ( 3.12m x 2.92m )

Double glazed window to front, central heating radiator, fitted wardrobe, doors to first floor landing.

## Bedroom Two

12' 4" x 8' 6" ( 3.76m x 2.59m )

Double glazed window to rear, central heating radiator, fitted wardrobe, doors to first floor landing.

## Bedroom Three

8' 7" x 7' 4" ( 2.62m x 2.24m )

Double glazed window to rear, central heating radiator, fitted wardrobe, doors to first floor landing.

## Family Shower Room

Double glazed window to front, low flush toilet, heated towel rail, vanity sink, extractor fan, sealed power shower unit, door to first floor landing.

## Outside Front

Large driveway providing multiple off road parking, side shared gated access.

## Outside Rear

Raised patio area, steps leading down to a lawned garden area, surrounding mature plants, trees and shrubs.

## Detached Shed/ Workshop

### Area One

15' 3" x 7' 7" ( 4.65m x 2.31m )

Door to front, open to Area Two.

### Area Two

9' 5" x 8' 5" ( 2.87m x 2.57m )

Window to front, open to Area One.

### 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

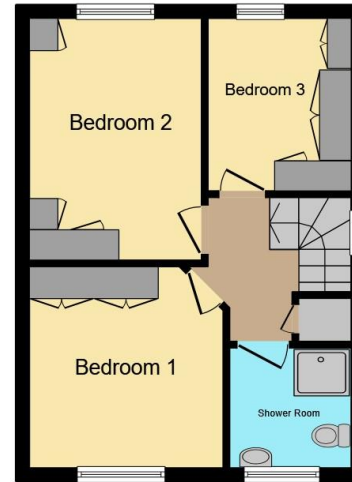








**Ground Floor**



**First Floor**

Total floor area 81.4 m<sup>2</sup> (876 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336269](http://connells.co.uk/Property/WVH336269)**



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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