



Connells

Mill Lane
Wednesfield Wolverhampton

Mill Lane Wednesfield Wolverhampton WV11 1DQ

for sale offers over
£325,000



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and refurbished three bedroom extended family home. Having undergone a loving renovation by the current owners, this property is in outstanding condition. It is worth noting that the area is incredibly popular due to illustrious schooling nearby as well as its easy access to New Cross hospital. Viewing is crucial in order to fully understand and appreciate the high attention to detail and the presentation of this property, contact Connells today to book a viewing.

Internally the property comprises of a large entrance porch, entrance hall, generous family lounge, modern fitted utility room, downstairs shower room, large entertainment kitchen diner with feature breakfast bar island and overhead skylights. On the first floor there are three bedrooms and a generous family bathroom with bath and separate walk-in shower cubicle. Externally there is a large driveway providing off road parking and a rear garden.

The Location & Area

Situated in the ever popular Mill Lane which offers fantastic commuting access to the main Cannock Road with links to the M6 and M54 motorways. Popular shopping, New Cross Hospital, doctors, dentists and schools are just a stone's throw away from this wonderful family home.

Entrance Porch

Double glazed door to front, large double glazed window to side, double glazed window to rear, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms, feature panelling, central heating radiator.

Lounge

13' 5" x 12' 8" max (4.09m x 3.86m max)
Double glazed bay window to front, central heating radiator, door to entrance hall.

Utility Room

Double glazed window to side, a range of wall and base units, plumbing for various appliances, door to entrance hall.

Ground Floor Shower Room

Double glazed window to side, low flush toilet, vanity unit, shower cubicle, panelled walls, storage cupboard, door to entrance hall.

Extended Kitchen Diner

21' 1" max x 12' 10" max (6.43m max x 3.91m max)

Double glazed window to side, large double glazed sliding door to rear, feature skylights, a range of stylish wall and base units with breakfast bar island, two designer column radiators, inset sink, oven, hob and extractor, door to entrance hall.

First Floor Landing

A large gallery style landing, doors to various rooms, loft access.

Bedroom One

13' 9" x 12' 8" (4.19m x 3.86m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

11' 8" x 12' 8" (3.56m x 3.86m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

9' 5" x 8' 4" max (2.87m x 2.54m max)

Double glazed window to side, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to side, panelled bath, walk-in shower cubicle, low flush toilet, vanity sink, door to first floor landing.

Outside Front

Large driveway providing off road parking.

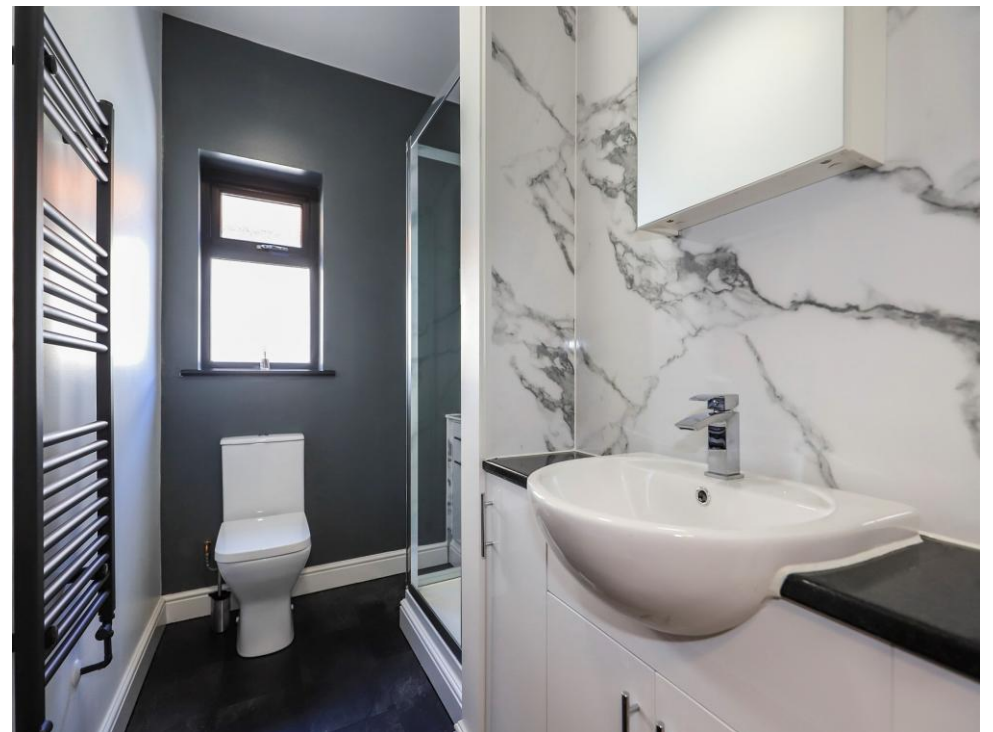
Outside Rear

Generous rear garden with lawned area, panelled fencing, patio area to side and rear.

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.









Total floor area 114.2 m² (1,229 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330584



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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Property Ref: WVH330584 - 0004