



Connells

Hilton Road
Lanesfield Wolverhampton

Hilton Road Lanesfield Wolverhampton WV4 6DT

for sale offers in the region of
£235,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this three bedroom extended semi detached family property in a popular residential location. Benefiting from NO ONWARD CHAIN, this property is an ideal family purchase. Contact Connells today to book a viewings.

Internally the property comprises of an entrance porch, entrance hall, large entertainment stylish lounge diner, extended kitchen to rear and extended bathroom room with separate wc. On the first floor there are three well proportioned bedrooms. Externally there is a driveway to front providing off road parking and to the rear is a good size enclosed garden.

The Location & Area

Situated on Hilton Road which offers fantastic commuting access to the M6 and M54 motorways. There is fantastic selection of local shopping within Cannock, Wednesfield and Wolverhampton as well as Telford. Schools can be found nearby and bus routes linking to Wolverhampton City.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, door to lounge diner.

Lounge Diner

20' 11" max x 13' (6.38m max x 3.96m)

Double glazed bay window to front, central heating radiator, understair storage cupboard, door to rear hall, door to entrance hall.

Rear Hall

Door to kitchen, door to bathroom, double glazed door to side, door to downstairs wc.

Downstairs Wc

Double glazed window to side, low flush toilet, door to rear hall.

Family Bathroom

Double glazed window to rear, P shaped panelled bath, low flush toilet, pedestal sink, central heating radiator, door to rear hall.

Kitchen

12' x 9' (3.66m x 2.74m)

Double glazed window to rear, a range of wall and base units, space for various appliances, door to rear hall.



First Floor Landing

Double glazed window to side, loft access which is boarded, light, power, skylight to rear, doors to various rooms.

Bedroom One

10' 3" x 13' (3.12m x 3.96m)

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

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

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

Bedroom Three

7' 5" x 7' 4" (2.26m x 2.24m)

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

Outside Front

Driveway providing off road parking.

Outside Rear

Good size enclosed garden, lawned area, panelled fencing.

Agents Note

Please note we are aware that this property is within a mining area, the Vendor and Connells do not believe there is a mine within the vicinity and mining search should be conducted. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 83.9 m² (904 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



To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333693



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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