



**Connells**

Mount Road  
Lanesfield Wolverhampton

# Mount Road Lanesfield Wolverhampton WV4 6LS

for sale offers in the region of  
**£300,000**



## Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented and attractive chain free three bedrooms detached family property in a popular residential location. Benefiting from no onward chain this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, large family lounge with french doors to and extended dining room, kitchen, extended utility room to rear, downstairs wc. On the first floor there is a selection of three spacious bedrooms and a separate family bathroom.

Externally to the front is a garage, large driveway, side gated access as well as a mature enclosed rear garden with rear vehicular access available.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

This property is situated in the popular Lanesfield area of Wolverhampton, close to commuting to Wolverhampton city centre & Dudley town centre, close to bus routes, shops local amenities & schools.

## Entrance Porch

Double glazed door to front, door to entrance hall.

## Entrance Hall

Doors to various rooms, radiator, stairs access.

## Lounge

17' 4" into bay x 11' 10" into recess ( 5.28m into bay x 3.61m into recess )

Double glazed bay window to front, gas fire, radiator, door to entrance hall, french doors to dining room.

## Extended Dining Room

16' 5" x 9' 6" ( 5.00m x 2.90m )

Double glazed french doors to rear garden, double glazed window to side and rear, radiator, french doors to lounge.

## Kitchen

9' 11" x 8' 2" ( 3.02m x 2.49m )

Range of wall and base units with inset sink, integrated oven, hob and extractor, double glazed window to side, open to utility.

## Utility

6' 11" x 5' 7" ( 2.11m x 1.70m )

Double glazed window to rear, double glazed door to side, plumbing for a washing machine, open to kitchen.

## Downstairs Wc

Low flush toilet, pedestal sink, door to landing.



## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

17' 5" into bay x 10' 8" into wardrobe recess ( 5.31m into bay x 3.25m into wardrobe recess )

Double glazed window to front, radiator, fitted wardrobe, door to landing.

## Bedroom Two

10' 9" x 11' 2" into recess ( 3.28m x 3.40m into recess )

Double glazed window to rear, radiator, fitted wardrobe.

## Bedroom Three

8' 5" x 7' 2" ( 2.57m x 2.18m )

Double glazed window to front, radiator, double glazed window, storage cupboard, door to landing.

## Family Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window, door to landing.

## Garage

16' 9" x 8' 4" ( 5.11m x 2.54m )

Up and over door to front, light and power, door to rear garden.

## Outside Front

Driveway with ample off road parking, rockery area to front.

## Outside Rear

Good sized enclosed rear garden, lawned, range of mature plants, trees and shrubs, fenced around with double gated access to rear, range of timber outbuildings.

## Agents Note

Please note whilst we have mentioned rear vehicle access there is currently double gates and a dropped kerb however the parking area has been fitted with timber outbuildings so wouldn't currently fit a vehicle.

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







To view this property please contact Connells on

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EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336747](https://connells.co.uk/Property/WVH336747)**



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