Connells

Bate Street
Lanesfield Wolverhampton

Bate Street
Lanesfield Wolverhampton WV4 6NL

for sale offers in the region of
£290,000

Property Description

Connells Wolverhampton are delighted to bring to the market this detached family home being sold with no upward chain. Conveniently situated bear to local amenities, transport links and schooling alike. The property is located within a cul-de-sac location making this the ideal choice for families.

Well maintained throughout the home feature an entrance hall, spacious lounge, separate dining area, stylish fitted kitchen to the ground floor. The fitted kitchen is the true heart of the home with integrated appliances and access to an adjoining utility perfect for white goods, completing the ground floor accommodation is a guest wc. On the first floor there are three well proportioned bedrooms the first of which boasting fitted wardrobes, lastly a family shower room completes the internal accommodation.

Externally the property continues to impress with a driveway to front and 17ft garage space ideal for conversion subject to the relevant planning permissions. To the rear there is a low maintenance garden providing ease for busy families whilst still providing a fantastic outdoor space for relax.

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 Hall

Double glazed door to side, stairs to first floor landing, radiator, understairs store cupboard.

Lounge

16' 11" x 10' 11" into recess (5.16m x 3.33m into recess)

Radiator, gas fireplace, storage cupboard.

Dining Area

10' 3" x 8' (3.12m x 2.44m)

Double glazed windows to side and rear, radiator.

Kitchen

13' 3" x 8' (4.04m x 2.44m)

Double glazed window to front, range of wall and base units with worksurfaces above, stainless steel sink drainer, integrated double electric oven, electric hob, electric heater, integrated fridge freezer.

Utility

6' 3" x 4' 9" (1.91m x 1.45m)

Double glazed window to rear, base units, worksurfaces, stainless steel sink drainer, plumbing for appliances, door to ground floor wc

Guest Wc

Double glazed window to side, wc, wash hand basin, radiator, tiled walls, lino flooring, loft access.

First Floor Landing

Double glazed window to side, loft access via drop down ladder, store cupboard as well as access to various rooms.

Bedroom One

16' 6" into wardrobe x 10' 11" max (5.03m into wardrobe x 3.33m max)

Double glazed window to rear, radiator and fitted wardrobe.

Bedroom Two

10' 4" x 8' 7" (3.15m x 2.62m)

Double glazed window to front and radiator.

Bedroom Three

10' 4" x 7' 11" (3.15m x 2.41m)

Double glazed window to front and radiator.

Shower Room

Double glazed window to side, wc, wash hand basin, vanity unit, walk in shower cubicle, radiator, tiled walls.

Outside Front

Block paved driveway, raised shrubs and access to garage.

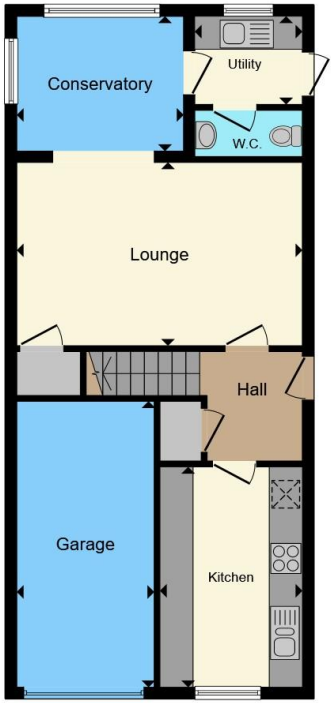
Garage

17' 2" x 8' (5.23m x 2.44m)

Up and over door, internal power and lighting, internal plumbing.

Outside Rear

Extended patio, gated side access, greenhouse, storage shed, outdoor tap and outdoor light.



Ground Floor

First Floor

Total floor area 106.5 m² (1,147 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333914

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.