



**Connells**

Mill Lane  
Tettenhall Wood Wolverhampton



### Property Description

Connells Wolverhampton are thrilled to bring to the market this attractive traditional three bedroom semi detached family property on the edge of pleasant countryside. Benefiting from delightful tree canopy views to front, this property should be viewed in order to fully appreciate. Contact Connells today to book a viewing.

The property comprises of an entrance hall, lounge, dining room, kitchen and useful utility area to side. On the first floor there are three bedrooms and family bathroom. Externally there is a driveway to front and a good size enclosed rear garden, ideal floor families.

### The Location & Area

Mill Lane is situated off the ever popular Wightwick Bank offering fantastic commuting access to the Bridgnorth Road and Wolverhampton City centre and a wonderful selection of shopping at the nearby Tettenhall village.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, doors to various rooms.

### Lounge

12' 6" x 10' 8" ( 3.81m x 3.25m )

Double glazed bay window to front, gas fire, central heating radiator, open to dining room.

### Dining Room

12' 2" x 9' 8" ( 3.71m x 2.95m )

Double glazed french doors to rear, door to entrance hall, central heating radiator, laminate flooring, open to lounge.

### Kitchen

11' 3" x 6' 9" ( 3.43m x 2.06m )

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

### Utility

11' 5" x 3' ( 3.48m x 0.91m )

Double glazed windows, plumbing for washing machine, space for tumble dryer, door to kitchen.



### First Floor Landing

Doors to various rooms.

### Bedroom One

12' 3" x 9' 8" ( 3.73m x 2.95m )

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

### Bedroom Two

12' 5" x 9' 8" ( 3.78m x 2.95m )

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

### Bedroom Three

6' 2" x 7' ( 1.88m x 2.13m )

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

### Family Bathroom

Double glazed window to rear, panelled bath, low flush toilet, central heating radiator, wash hand basin, door to first floor landing

### Outside Front

Driveway providing off road parking, side gated access.

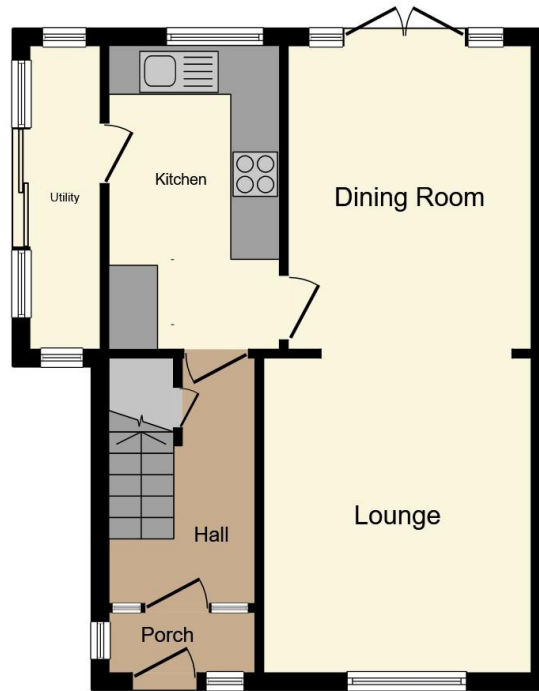
### Outside Rear

Good size enclosed rear garden, lawned area, surrounding panelled fences.

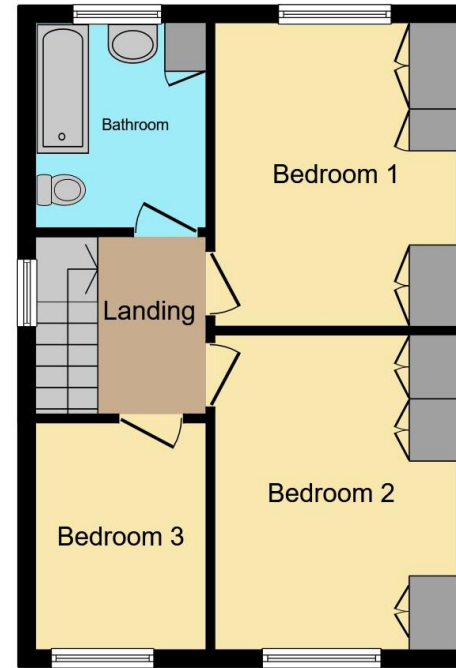








**Ground Floor**



**First Floor**

Total floor area 83.8 m<sup>2</sup> (902 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: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335730](http://connells.co.uk/Property/WVH335730)**



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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