



HUNTERS  
FOR SALE

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HERE TO GET *you* THERE



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# Mount Road, Lanesfield, Wolverhampton

Asking Price £240,000



We are pleased to present this exquisite semi-detached house for sale, situated in a location with excellent public transport links, proximity to local schools and amenities. This exceptional residence is ideal for first-time buyers and families, boasting unique features such as an extended living area and extra parking to the rear.

The property exhibits a well-proportioned layout, composed of three bedrooms, a family bathroom, a kitchen, and a reception room. The master bedroom, being the first of the double bedrooms, offers generous space and comfort. An additional bedroom also provides ample room for relaxation and rest.

The family bathroom is splendidly appointed with a heated towel rail and a separate shower cubicle, ensuring a luxurious and warming experience. The open-plan kitchen is a true delight, offering an inviting dining space that seamlessly leads to a utility room.

The property's reception room is a haven of tranquility, featuring a log burner that adds a touch of charm and warmth to the room. This space is perfect for entertaining guests or enjoying a quiet evening with the family.

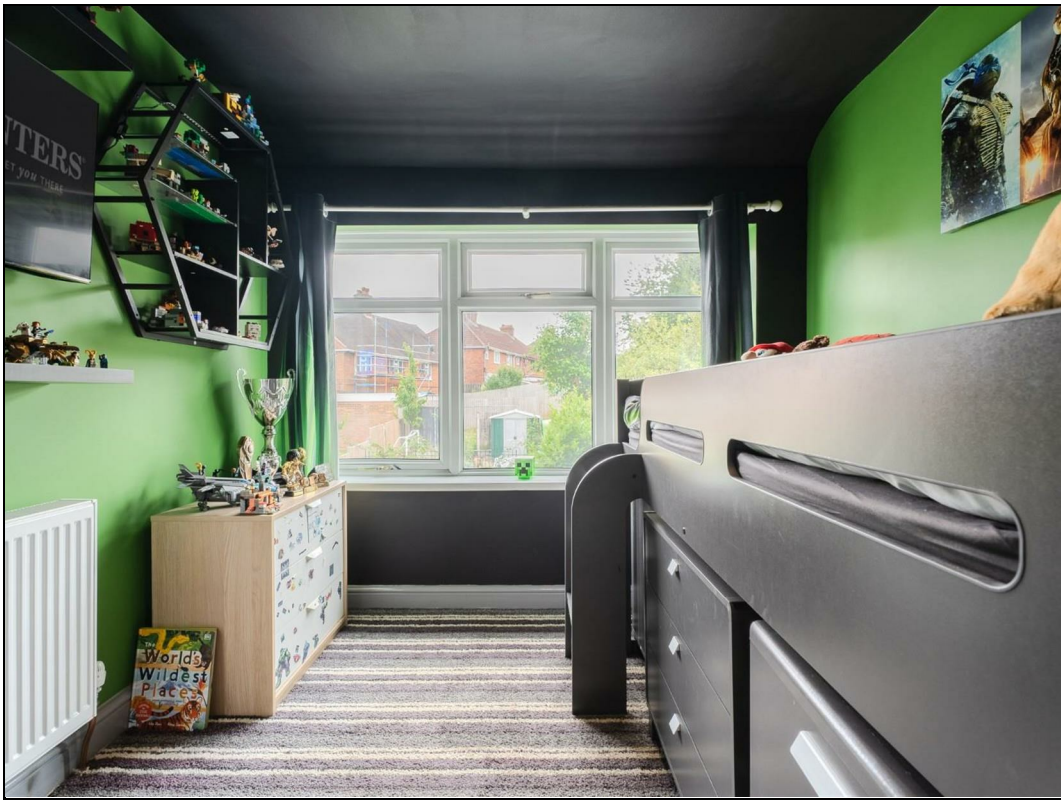
This semi-detached house offers a unique blend of comfort, elegance, and practicality. Its great location and well-designed spaces make it a perfect choice for those looking for their first home or a growing family. Don't miss this opportunity to own a home that truly stands out for its unique features and ideal location.

## KEY FEATURES

- EXTENDED SEMI-DETACHED FAMILY HOME
  - THREE BEDROOMS
- OPEN PLAN KITCHEN / DINER WITH INTEGRATED APPLIANCES
- UPSTAIRS FAMILY BATHROOM WITH SEPERATE SHOWER CUBICLE
  - LOUNGE
  - DRIVEWAY TO FRONT
  - REAR OFF ROAD PARKING
  - REAR GARDEN









**Ground Floor**

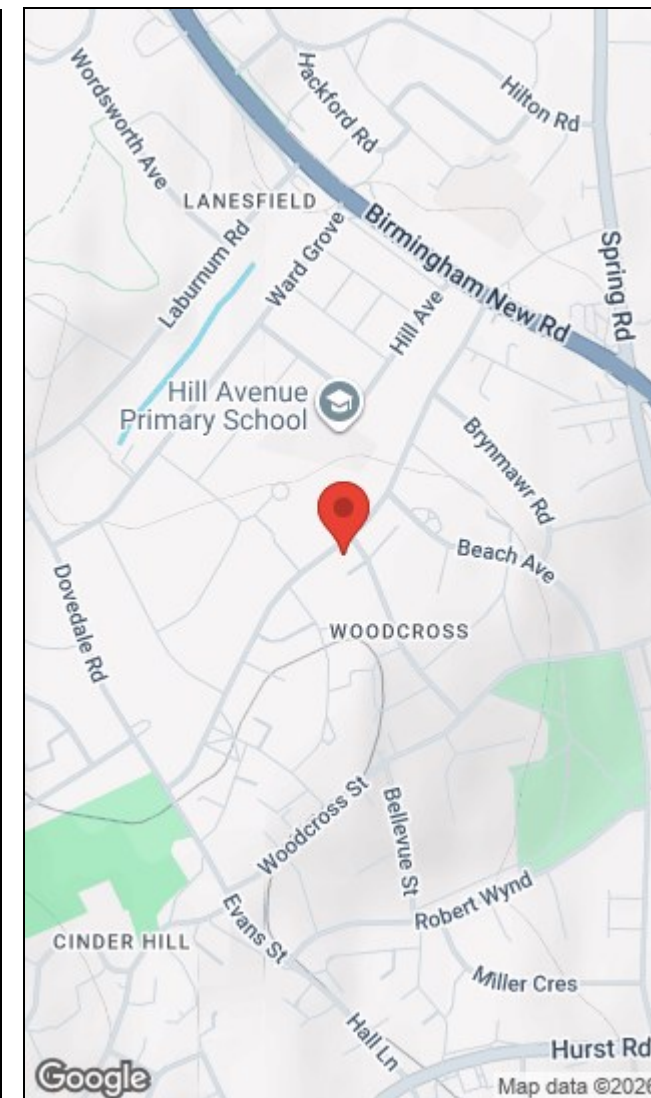
Floor area 46.8 sq.m. (504 sq.ft.)

**First Floor**

Floor area 35.0 sq.m. (376 sq.ft.)

**Total floor area: 81.8 sq.m. (880 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>61</b>	<b>77</b>
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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