



HUNTERS[®]
HERE TO GET *you* THERE



Mount Road., Lanesfield, Wolverhampton

Offers Over £300,000



We are delighted to present this attractive three-bedroom semi-detached house, ideally located with excellent access to public transport links, reputable nearby schools, and local amenities. Perfect for families, the property combines practical living with desirable features for comfortable, modern life.

Stepping inside, you will find a well-proportioned reception room, providing an inviting space for relaxation and family gatherings. The thoughtfully designed kitchen benefits from an abundance of natural light, complemented by a dedicated dining area and a snug, making it an ideal setting for entertaining and everyday meals.

Upstairs, the master bedroom is a spacious double, offering plenty of room for furnishings, while a second double bedroom also provides flexible accommodation for guests, children, or home working. The bathroom features a bath and a separate shower cubicle, catering to both quick mornings and more leisurely evenings.

A particular highlight of this property is the versatile loft room, offering exciting possibilities such as a home office, playroom, or additional storage, tailored to suit your lifestyle needs.

Externally, the property boasts its own parking along with a single garage, ensuring ample space for vehicles and secure storage.

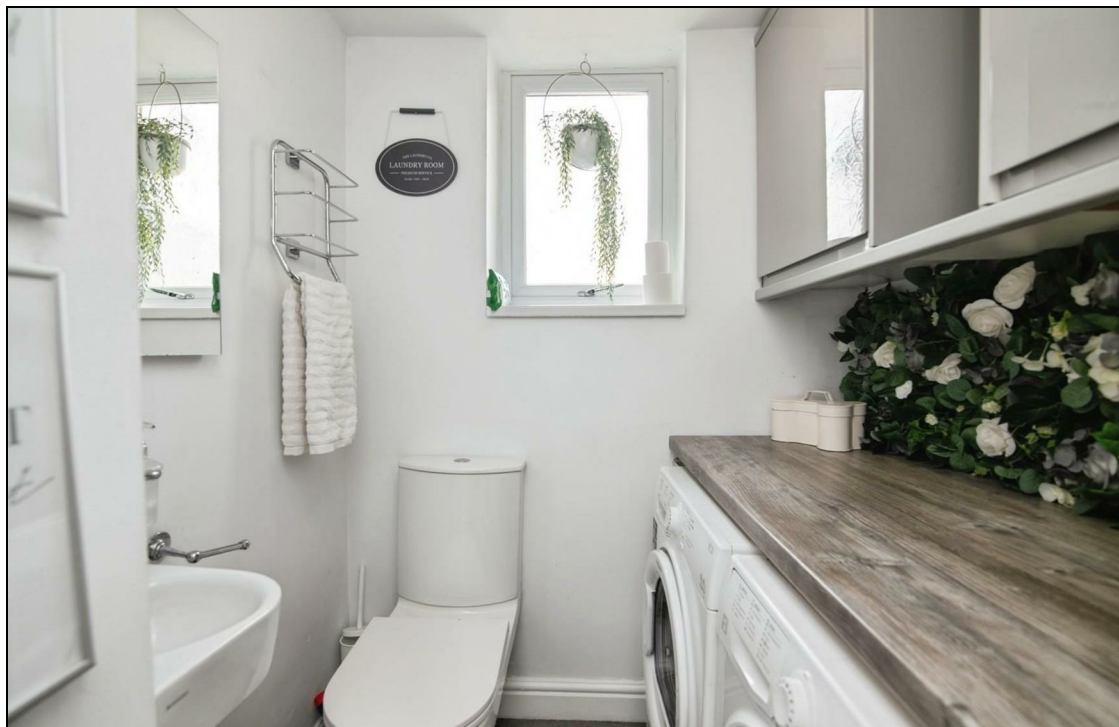
To summarise, this wonderful family home presents a prime opportunity to enjoy a blend of space, comfort, and convenience in a sought-after location. Early viewing is highly recommended to appreciate all that this property has to offer.



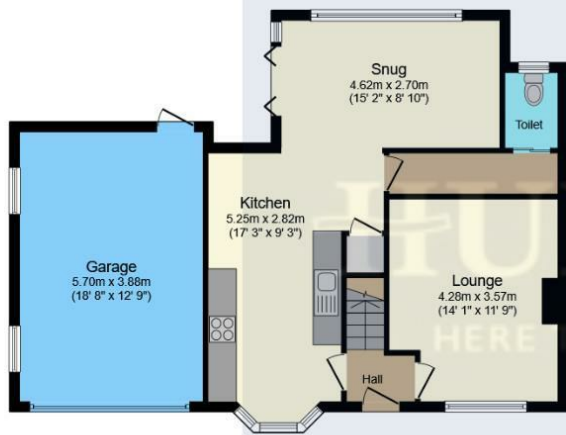
KEY FEATURES

- SEMI-DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- KITCHEN / DINER / SNUG
 - DOWNSTAIRS WC
 - GARAGE
 - OFF ROAD PARKING
 - LOFT ROOM
- PRIVATE REAR GARDEN









Ground Floor

Floor area 77.0 sq.m. (829 sq.ft.)



First Floor

Floor area 38.8 sq.m. (418 sq.ft.)

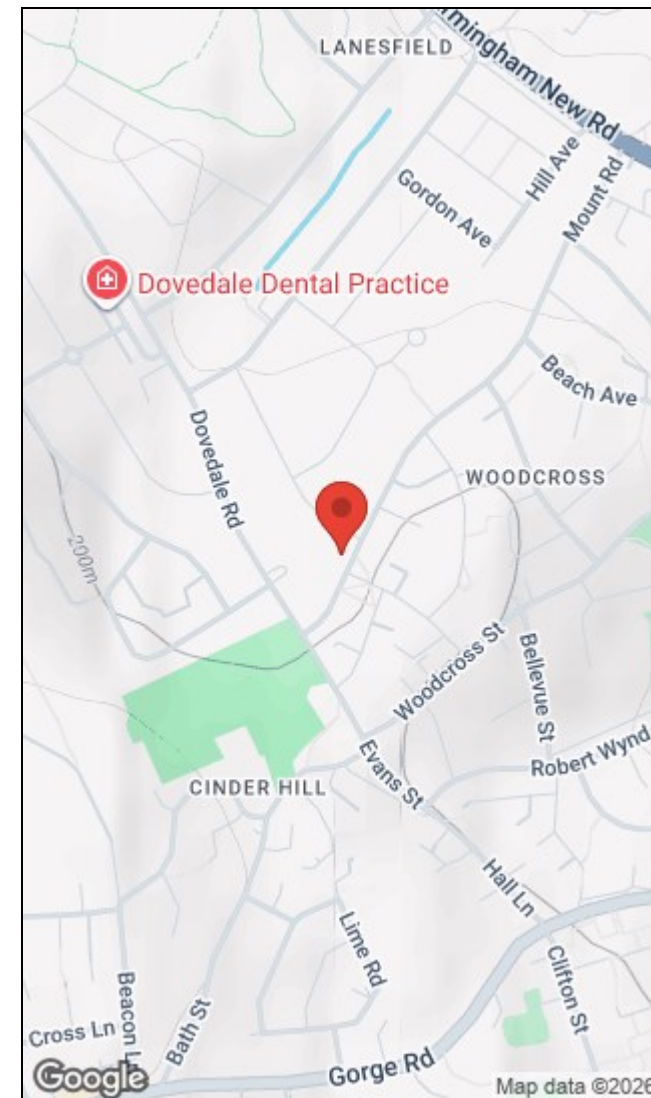


Second Floor

Floor area 15.0 sq.m. (161 sq.ft.)

Total floor area: 130.8 sq.m. (1,408 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		83			
		69			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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