



Lane Road,  
Lanesfield WV4



*'Delightful property that is both modern and stylish in appearance.*

*A tastefully decorated interior and aesthetically immaculate rear garden, this two bedroom residence is fashionable by design.*

*Features include a modern fitted shower room, neat kitchen and a spacious lounge/ dining room with wood burner.'*



### Entrance Hallway

.....  
*4.5m x 1.2m (14'7 x 3'9)*

Access is granted to the side of the property, leading through to an entrance hallway with thick, solid wood flooring underfoot.

### Bedroom 1

.....  
*4.0m into bay x 3.25m (13'3 x 10'8)*

Located to the front of the property, bedroom one offers ample space further catered for via large internal wardrobes adorning one wall. The bay window, coupled with lightly coloured walls and feature wallpaper ensure a bright, broad atmosphere.

### Bedroom 2

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*4.4m into bay x 4.0m (14'8 x 13'3)*

Again, a generously sized bedroom situated to the front of the property with fitted wardrobes and bay window.

### Lounge/ Dining Room

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*6.5m max x 3.8m (21'3 x 12'6)*

The focal point of this residence, the grand lounge/ dining room offers a high quality space for both entertaining and relaxing. Spanning the entire width of the property, the dimensions of the room are pleasing whilst French doors with a wood frame allow easy access to the rear garden. The log burner, sitting atop the tiled hearth and decorative surround, is a luxury aspect.

### Kitchen

.....  
*3.25m x 2.67m (10'8 x 8'9)*

Modern roll-top work surfaces ensure food preparation room is plentiful, whilst also housing floor-mounted storage cupboards. Matching wall-mounted units, a gas hob and oven, space for fridge-freezer and space for a washing machine provide the necessities for modern living whilst the tiled flooring running through to the rear lobby is attractive and practical.

### Lobby

.....  
*3.25m into cupboard x 1m (10'8 x 3'3)*

Connecting the modern fitted shower room to the kitchen, the rear lobby is yet more utilisable living space, ensuring that the floor plan is logical whilst the footprint is large.

### Shower Room

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*3.25m x 1.9m (10'8 x 6'2)*

A large and equally beneficial shower room is located to the rear of the property with frosted glazed windows to allow light. The essentials are included whilst tiled flooring, shower and partially tiled walls add a touch of class.





Lane Road Lanesfield Wolverhampton WV4



THIS FLOOR PLAN IS TO ILLUSTRATE THE RELATIVE POSITION OF THE ROOMS WITHIN THE PROPERTY. IT IS NOT TO SCALE AND ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON.

### Front Garden

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The front of the property features a large driveway providing ample space for vehicles. Privacy is provided by shrubbery and a decorative brick wall that also applies fantastic kerb appeal to this delightful abode.

### Rear Garden

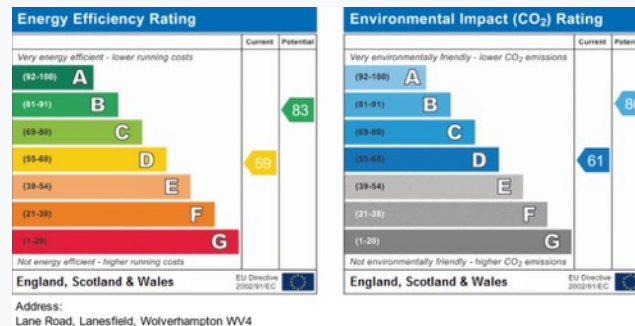
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The stylish rear garden area enclosed by panel fencing featuring multiple patio areas across different levels. Decorative stones and wood chip border complete this low-maintenance yet highly desirable outdoor space.

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Freehold - to be verified through the Surveyor or Solicitor of all interested parties.

£149,950



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