



Linthouse Lane
Wednesfield
Wolverhampton
WV11 3TT

Offers In Region Of £325,000



Somewhat unique detached home occupying a substantial plot, well screened from the road and with attractive countryside views to the rear. Available with no onward chain, this former police house offers versatile living accommodation and is ideal for somebody looking to restyle to their own requirements. There is a driveway for several vehicles, a detached garage and a generous private garden to the rear.

APPROACH

The property is set back from the road behind a driveway providing off road parking for several vehicles and access to a detached garage. There are well kept lawned gardens and side access to the rear garden.

ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the living room and dining room.

DINING ROOM 13' 5" x 10' 4" (4.1m into bay x 3.17m)

Bay window to the front, window to the side, radiator and tiled fireplace.

THROUGH LIVING ROOM 16' 0" x 11' 5" (4.88m x 3.5m)

Window to the front, sliding patio door to the rear, radiator and door to the kitchen.

KITCHEN 14' 4" x 7' 10" (4.39m max x 2.41m)

Two double glazed windows to the rear, radiator, store cupboard, pantry and door to the rear lobby. The kitchen is fitted with basic wall, drawer and base units incorporating a stainless steel sink and drainer unit, and has plumbing for a washing machine and space for a cooker.

REAR LOBBY

Double glazed double doors to the rear garden and doors to a useful store, w.c and further reception room/office.

W.C

Double glazed obscure window to the rear and low level w.c.

RECEPTION ROOM/OFFICE 16' 9" x 11' 11" (5.11m max, 3.15 min x 3.64m max)

Double glazed window to the front, tiled fireplace and access to a large under stairs storage area. Doors lead off to a further w.c/utility and lobby.

W.C. / LOBBY

Two double glazed windows to the side, wash hand basin and low level w.c.

FIRST FLOOR LANDING

Window to the side, loft access hatch and doors to:

BEDROOM ONE 13' 2" x 10' 4" (4.02m x 3.15m)

Window to the front and radiator.

BEDROOM TWO 11' 5" x 10' 5" (3.5m x 3.19m)

Window to the front and radiator.

BEDROOM THREE 7' 11" x 7' 10" (2.42m x 2.41m)

Window to the rear, radiator and built in wardrobe.

BATHROOM

Window to the side, radiator, part tiled walls and suite comprising panelled bath, pedestal wash hand basin and low level w.c.

DETACHED GARAGE

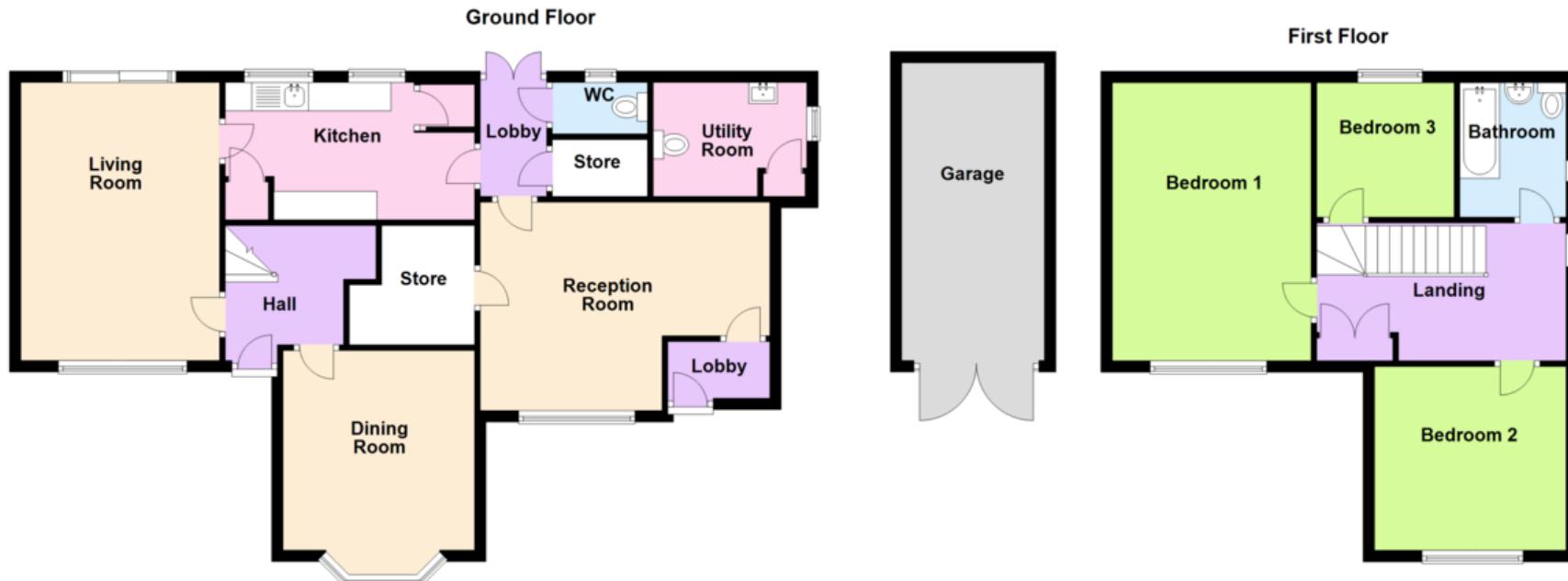
Double doors to the front.

GARDEN

To the rear of the property is a generous private lawned garden. A side gate provides access to the front driveway.



Offers In Region Of £325,000



13 Waterloo Road, Wolverhampton WV1 4DJ Fax: 01902 712956 Email: info@swfstateagents.co.uk

Residential Sales • Valuers • Residential Lettings • Property Management

Tel: 01902 575555 www.swfstateagents.co.uk

rightmove 
find your happy

