



**Connells**

Weddell Wynd  
Bilston



### Property Description

Connells Wolverhampton bring to the market this deceptively large four bedroom maisonette style house. The property has been recently refurbished by the current owner to including a modern fitted kitchen and bathroom. Viewing is highly recommended to appreciate the accommodation on offer. This property may be suitable for a variety of uses to including HMO, subject to relevant permissions.

Internally there is an entrance hall, lounge, dining room and modern fitted kitchen. Upstairs there are four generously proportioned bedrooms, family bathroom and separate wc. Externally there is a courtyard style area to side and rear garden.

### The Location & Area

Set to the south of Wolverhampton City Centre in the Coseley area, the property has easy access to Birmingham New Road with commuting links to Dudley, Wolverhampton and Birmingham. Coseley Rail Station is less than a mile away with a range of excellent local schools most noteworthy of which is Christ Church C of E Primary school which has received an Outstanding Ofsted report.

### Entrance Hall

Double glazed door to front, central heating radiator, stairs access, door to kitchen, door to lounge.

### Kitchen

11' 8" x 7' ( 3.56m x 2.13m )

Double glazed window to front, a range of modern wall and base units, integrated electric hob, electric oven with extractor over, space for washing machine, storage pantry with space for fridge freezer.

### Lounge

11' 8" x 7' 8" ( 3.56m x 2.34m )

French doors to rear, central heating radiator, door to kitchen.

### Dining Room

10' 8" x 9' 4" ( 3.25m x 2.84m )

Double glazed french doors to rear, door to kitchen, door to side courtyard area.

### First Floor Landing

Doors to various rooms.

### Bedroom One

15' 4" x 11' 4" ( 4.67m x 3.45m )

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

### Bedroom Two

12' 2" x 11' 4" ( 3.71m x 3.45m )

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

### Bedroom Three

11' x 9' 2" ( 3.35m x 2.79m )

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

### Bedroom Four

8' 4" x 8' ( 2.54m x 2.44m )

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

### Family Bathroom

Double glazed window to rear, pedestal sink, low flush toilet, bath with mixer shower, extractor fan, central heating radiator, cupboard housing Worcester Bosch boiler, door to landing.

### Separate Wc

Double glazed window to side, low flush toilet, central heating radiator.

### Outside Side & Rear

Side courtyard area with gated access to front and a large lawned area with paved patio area, socket, tap, security to rear garden.

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.







To view this property please contact Connells on

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/WVH326444](https://www.connells.co.uk/Property/WVH326444)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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