



**Connells**

Charlcot Alexandra Place  
Bilston



### Property Description

Connells Wolverhampton bring to the market this fantastic four bedroom detached family property in a cul-de-sac location. The property is immaculately presented and showcases modern and elegant finishes that will surely impress.

As you enter into the property you enter into a good size entrance hall with doors to various rooms and leading to a magnificent 24ft lounge which is perfect for entertaining or relaxing with family providing a warm and inviting ambiance. There is a modern and well equipped kitchen with feature island perfect for food preparation or for casual dining. The open plan design also includes a good dining area making it perfect for hosting dinner parties or family gatherings. There is a separate spice kitchen which features sink, cooking area and work surfaces. There is also a further reception room/multi use room providing versatile space that could be used as a study, play room, formal dining area or potential Bedroom Five and downstairs shower room. On the first floor this property boasts four generously sized bedrooms, two fantastic en-suite shower room perfect for the growing family. There is also a family bathroom featuring a corner bath tub.

Outside to property features a well maintained off road parking area to front and a fantastic large rear garden with large patio area and spacious lawned area.

### The Location & Area

Situated in the ever popular area of Bilston which offers a fantastic selection of local shopping just a stone's throw away. The M54 and M6 motorways can be accessed via the Black Country route which is also relatively close by. Within the area is a fantastic selection of local schools and bus routes linking to Bilston shopping areas.

### Entrance Porch

Double glazed door to front, double glazed window to side, feature seating area, door to entrance hall.

### Entrance Hall

Two pantry storage cupboards, central heating radiator, doors to various rooms, stairs access.

### Lounge

24' plus bay x 13' 1" into recess ( 7.32m plus bay x 3.99m into recess )

Double glazed bay window to front, central heating radiator, double french doors to kitchen diner

### Kitchen Diner

14' 6" max x 25' 5" max ( 4.42m max x 7.75m max )

Two double glazed windows to rear, sliding door to rear, one and half stainless steel drainer sink, tall integrated larder style fridge and freezer, integrated dishwasher, integrated double oven, five ring gas burner hob with extractor, storage areas, tall pull out larder unit storage area, door to spice kitchen, door to entrance hall, sliding doors to garden.

### Spice Kitchen

8' 4" x 5' 1" ( 2.54m x 1.55m )

Work surfaces, stainless steel drainer sink, cooker, door to downstairs shower room, double glazed door to rear garden.

### Downstairs Shower Room

Corner shower cubicle with electric shower, low flush toilet, pedestal sink, door to spice kitchen.

### Further Reception Room

16' 5" x 10' 11" plus bay ( 5.00m x 3.33m plus bay )

Double glazed bay window to front, central heating radiator, door to entrance hall, gas fire, door to entrance hall. This room has various usage options.

### First Floor Landing

Doors to various rooms, loft access.

### Bedroom One

20' 1" x 11' 9" into wardrobe ( 6.12m x 3.58m into wardrobe )

Double glazed window to rear, central heating radiator, fitted wardrobe, door to en-suite, door to first floor landing

### En-Suite

Double glazed window to rear, low flush toilet, vanity sink, corner shower cubicle with mixer shower, central heating radiator, door to Bedroom One.

### Bedroom Two

16' 4" x 11' 1" ( 4.98m x 3.38m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to en-suite.

### En-Suite

Double glazed window to rear, central heating radiator, vanity sink, shower cubicle with waterfall shower, door to Bedroom Two.

### Bedroom Three

11' 5" x 10' 7" ( 3.48m x 3.23m )

Double glazed window to front, central heating, fitted wardrobe, door to first floor landing.

### Bedroom Four

7' 11" x 8' 6" ( 2.41m x 2.59m )

Double glazed window to front, central heating, fitted wardrobe, door to first floor landing.

### Family Bathroom

Double glazed window to side, corner bath, pedestal sink, low flush toilet, door to landing.

### Outside Front

To the front is a good size driveway affording off road parking.

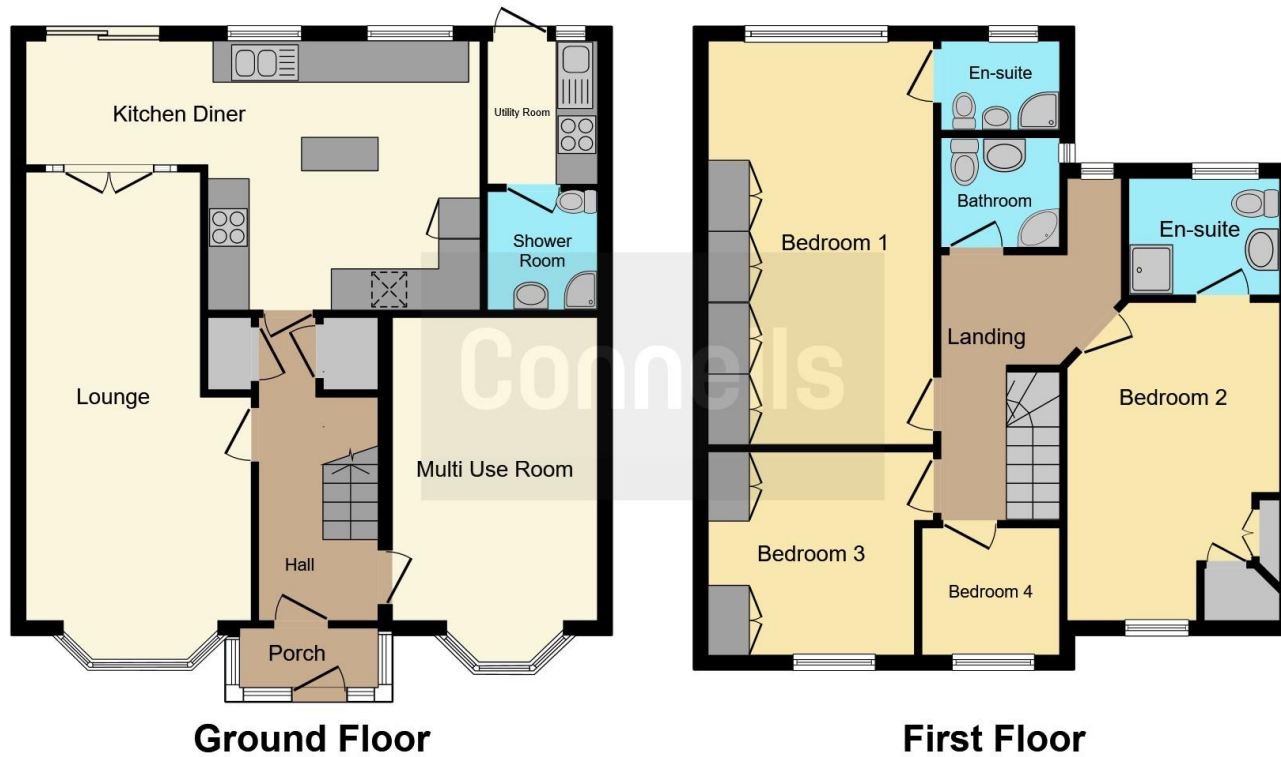
### Outside Rear

Large enclosed lawned area, a range of plants, trees and shrubs, large raised crete print patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

Tenure: Freehold

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