



Connells

Upper Ettingshall Road
Coseley Bilston



Property Description

Connells Wolverhampton bring to the market this traditional and spacious three bedroom detached family property with an abundance of external space. VIEWING IS HIGHLY RECOMMENDED.

Internally there is an entrance porch, entrance hall, lounge, dining room, kitchen diner, three bedrooms and bathroom. Externally there is a double garage, large driveway and lawned area to front and exceptionally large rear garden.

The Location & Area

Set to the south of Wolverhampton in the Coseley area ideally situated for access to Birmingham New Road with commuting links to Birmingham and Wolverhampton, less than a mile away from Coseley Rail Station, numerous local schools most noteworthy of which is Manor Primary School.

Entrance Hall

Door to entrance porch, stairs access, doors to various rooms.

Lounge

12' x 11' plus bay (3.66m x 3.35m plus bay)
Double glazed bay window to front, central heating radiator, door to entrance hall.

Dining Room

12' 11" x 11' (3.94m x 3.35m)
Double glazed window to rear, central heating radiator, door to entrance hall.

Kitchen

9' 10" x 15' 7" (3.00m x 4.75m)
Double glazed window to rear and side, a range of wall and base units, stainless steel inset sink, integrated oven, hob and extractor, stainless steel drainer sink, door to entrance hall, door to inner entrance hall,

Entrance Porch

Door to front, door to entrance hall.



First Floor Landing

Doors to various rooms.

Bedroom One

12' 11" x 11' (3.94m x 3.35m)

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

Bedroom Two

12' x 11' (3.66m x 3.35m)

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

Bedroom Three

7' 1" x 7' 4" (2.16m x 2.24m)

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

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Garage

17' x 8' (5.18m x 2.44m)

Up and over door to front, door to rear garden.

Outside Front

Large driveway area with lawned area to side.

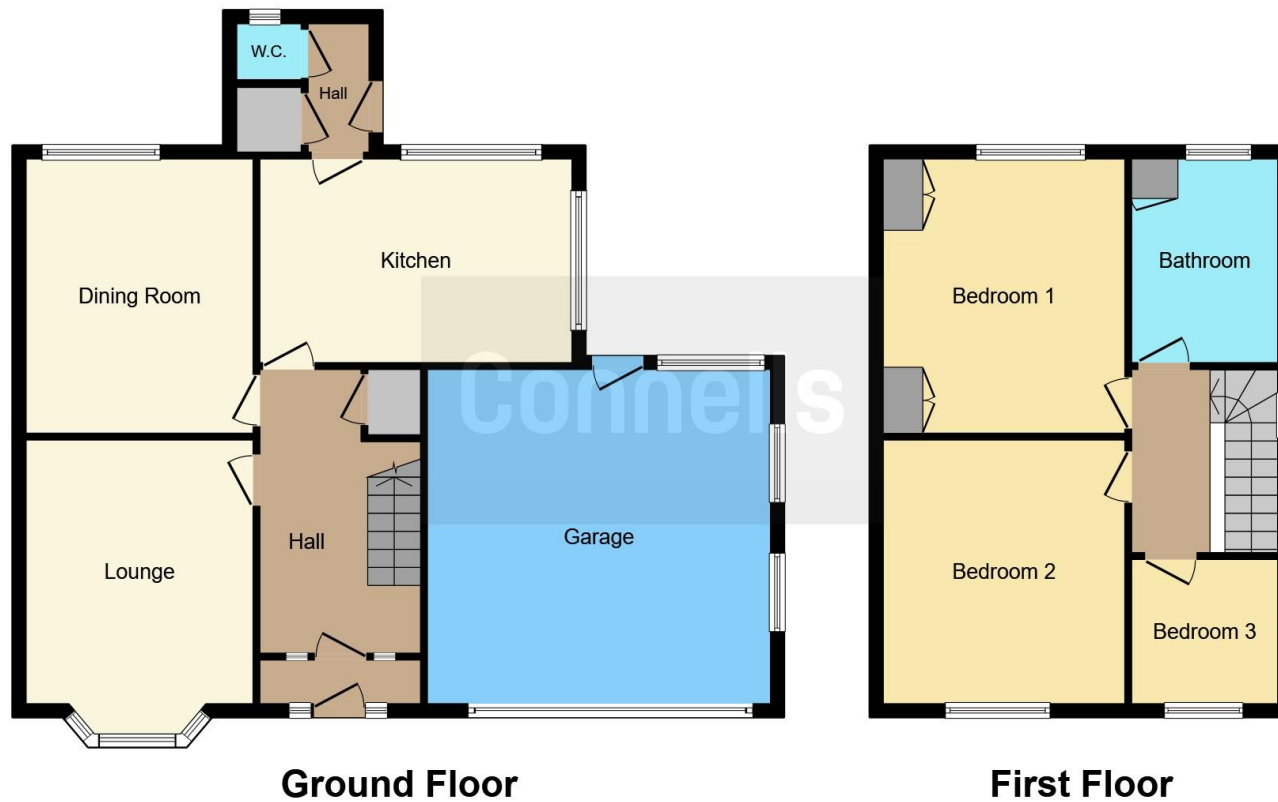
Outside Rear

Exceptionally large lawned garden with a range of mature plants, trees and shrubs.









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.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WVH327850

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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