



**Connells**

Moseley Road  
Bilston



### Property Description

Connells Wolverhampton have the delight in bringing to the market this immaculately presented and show home styled three bedroom semi-detached property.

Internally the property is in an exceptional condition and must be viewed in order to appreciate. As it currently stands the property comprises of an entrance porch, entrance hall, lounge, large open plan entertainment kitchen diner, three bedrooms and a stylish family bathroom. Externally there is a large concrete print driveway offering ample off road parking, side gated access leading to a good sized enclosed rear garden ideal for families.

Viewing is highly recommended

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Doors to various rooms, stairs to first floor landing.

### Lounge

12' x 12' plus the bay ( 3.66m x 3.66m plus the bay )

Double glazed bay window to front, inset gas fire, radiator, sliding door to entrance hall.

### Large Open Plan Kitchen Diner

Stunning feature island

### Downstairs Wc

Low flush wc, wash hand basin, double glazed window to rear, extractor fan.

### Location And Area

Set to the south east of Wolverhampton City Centre just off Willenhall Road, ideally placed for access to Black Country Route and adjoining Birmingham New Road. The property is approximately two miles away from Wolverhampton Rail Station and nearby numerous local schools most noteworthy of which is Holy Trinity Catholic Primary School.



### First Floor Landing

Double glazed window to side, doors to various rooms.

### Bedroom One

14' 5" x 12' ( 4.39m x 3.66m )

Double glazed bay window to front, radiator, door to landing.

### Bedroom Two

10' 6" x 10' 3" ( 3.20m x 3.12m )

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

### Bedroom Three

8' 6" x 5' 8" ( 2.59m x 1.73m )

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

### Family Bathroom

Double glazed window to rear, panelled bath with waterfall mixer shower over, pedestal wash hand basin, door to landing.

### Outside Front

Concrete print driveway with side gated access leading to the rear garden.

### Outside Rear

Large lawned area, paved 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.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH328237](http://connells.co.uk/Property/WVH328237)**

Tenure: Freehold



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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Property Ref: WVH328237 - 0006