



Connells

Acacia Drive
Bramford Estate Bilston



Property Description

Connells Wolverhampton have the delight to bring to the market this traditional CHAIN FREE bay fronted three bedroom semi detached family property situated in a cul-de-sac location and benefiting from being EXTENDED TO REAR making this an ideal family property. Viewing is highly recommended.

Internally the property comprises large lounge with feature wood burner, dining room/sitting room, large extended kitchen, three well proportioned bedrooms and family bathroom. Externally there is off road parking to front, side shared access and a good size enclosed rear garden.

The Location & Area

Set to the south of Wolverhampton City Centre in the Bilston only a short distance from Coseley rail station, easy transport links to Dudley, West Bromwich and Birmingham, numerous local restaurants and shops also within easy reach.

Lounge

14' 5" into bay x 12' 6" max (4.39m into bay x 3.81m max)

Double glazed window to front, central heating radiator, feature multi fuel wood/coal burner, door to entrance hall.

Dining Room

10' 6" x 11' 11" (3.20m x 3.63m)

Double glazed window to rear, double glazed french door to rear, central heating radiator, door to entrance hall.

Extended Kitchen

22' 2" x 7' 2" (6.76m x 2.18m)

Double glazed window to side and rear, a range of wall and base units, central heating radiator, double inset porcelain sink, space for a range cooker, space for fridge freezer, double glazed door to side.



Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to front, doors to various rooms, stairs to first floor landing.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

14' 5" into bay x 11' 4" (4.39m into bay x 3.45m)

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

Bedroom Two

10' 6" x 11' 1" max (3.20m x 3.38m max)

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

Bedroom Three

7' 9" x 7' 4" (2.36m x 2.24m)

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

Family Bathroom

Double glazed window to rear, P shaped panelled with mixer shower, low flush toilet, wash hand basin, central heating radiator, door to first floor landing.

Outside Front

Off road parking area with dwarf brick built to front, side shared access leading to rear garden.

Outside Rear

Enclosed rear garden with artificial lawned area, large decking area.

Agents Note

The Vendor advises there is a mine shaft within the vicinity of this property. Your own independent searches/surveys should be conducted.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH328673

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH328673 - 0003