



**Connells**

Church Road  
Coseley Bilston





### Property Description

Connells Wolverhampton have the pleasure of brining to the market this immaculately presented and deceptively spacious three bedroom detached family property. Internally the property has been maintained to an extremely high standard and must be viewed in order to fully appreciate.

The property comprises of large entrance hall with solid wood flooring, modern fitted kitchen with a separate utility area/ downstairs wc, large entertainment style lounge with feature wood burner and solid wood flooring, extended dining room with bifold doors to rear garden and a trio of skylights. To the first floor there are three well proportioned bedrooms the master would be ideal for the addition of an en-suite and a large family bathroom with a free standing roll top bath.

Externally there is a concrete print driveway to front with side gated access leading to the enclosed low maintenance rear garden. There is also a large detached garage to the rear which would be ideal for conversion to a summer room/ gym.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set to the south of Wolverhampton City Centre in the Coseley area the property is ideally located for Coseley Rail Station, Birmingham New Road and Black Country Route for commuting links. The property is within walking distance of the highly sought after Christ Church of England Primary School.

### Entrance Hall

Feature composite door to front, solid wooden flooring, stairs to first floor landing, doors to various rooms and a radiator.

### Kitchen

12' 7" x 9' 8" ( 3.84m x 2.95m )

Double glazed bow window to front with privacy glass, range of wall and base units, breakfast bar area, space for a fridge freezer, space for a range cooker, inset stainless steel drainer sink, spotlights and double glazed door to side access.

### Utility

5' 3" x 7' 6" ( 1.60m x 2.29m )

Range of wall and base units, double glazed window to side, box back toilet, point for a washer dryer, radiator, door to entrance hall.

### Entertainment Lounge

15' 1" x 15' 9" ( 4.60m x 4.80m )

Feature wood burner, french doors to dining room, solid wood flooring, spotlights, door to entrance hall.

### Extended Dining Room

9' x 13' 4" ( 2.74m x 4.06m )

Feature bifold doors to rear garden, trio of feature skylights, tiled floor, french doors to the entertainment lounge.

### First Floor Landing

Doors to various rooms.

### Bedroom One

11' 6" x 15' 9" ( 3.51m x 4.80m )

Double glazed window to rear, ceiling fan, radiator (potential for the addition of an ensuite), door to landing.

### Bedroom Two

10' 9" x 8' 9" ( 3.28m x 2.67m )

Double glazed window to front, radiator, spotlights, door to landing and feature fitted wooden shutters.

### Bedroom Three

10' x 6' 7" ( 3.05m x 2.01m )

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

### Family Bathroom

Double glazed window to side, free standing roll top bath, mixer shower in a cubicle, low flush toilet, pedestal sink, spotlights, tiled walls and floors, storage cupboard, door to landing.

### Outside Front

Large concrete print driveway with side gated access,

### Outside Rear

Centre artificial grass area surrounded by concrete print with two feature patio areas, range of walling and a feature detached double garage.

### Detached Double Garage

Up and over door to front, door to side.



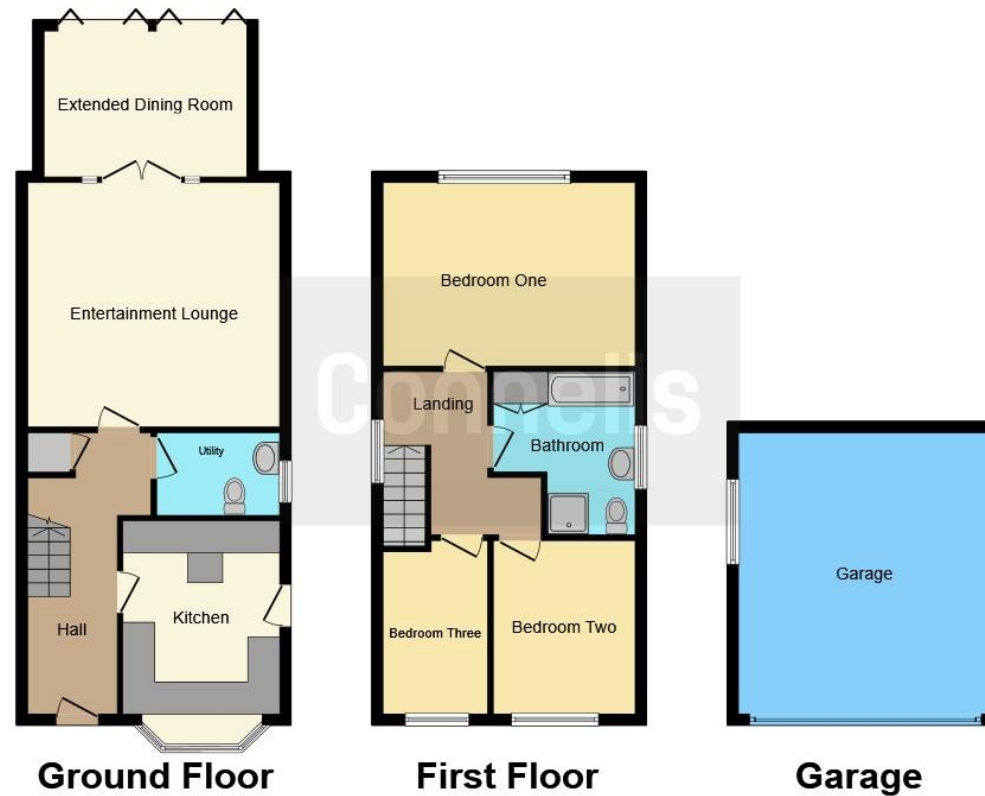












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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH328952](http://connells.co.uk/Property/WVH328952)**

Tenure: Freehold



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