



Connells

The Paddock
Coseley Bilston

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Coseley Bilston WV14 8XX

for sale
£450,000



Property Description

Connells Wolverhampton are proud to introduce "The Paddock," a luxurious three/four-bedroom detached family home nestled on a private driveway overlooking the picturesque Clayton Park. This stunning residence in the sought-after Coseley area is impeccably maintained and conveniently located near Coseley train station.

The property features an inviting entrance hallway, an expansive open-plan entertainment kitchen/dining room with a cosy sitting area, a spacious lounge, utility room, ground floor shower room and a versatile multi-use room that could function as a fourth bedroom. Upstairs, discover three double bedrooms, with the main bedroom offering an en-suite shower room. Bedroom two benefits from having one of the homes stand out features. Access to a balcony where you can sit and overlook the beautifully landscaped front garden and Clayton Park. The first floor also includes a family bathroom and a separate WC for added convenience. Outside, the property boasts a large front garden and generous front driveway for ample parking, while the rear garden is a haven for family gatherings or outdoor entertaining, featuring a patio, lawn, wooden decking area and a delightful timber summerhouse.

The Location & 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.

Approach

Sit back down a private road with a front lawn and driveway for several cars.

Entrance Hall

Radiator, wall light, storage cupboard and doors to the potential fourth bedroom and dining room/lounge.

Multi Use Room

Potential fourth bedroom/office/reception room. Previously the garage converted to a multi use room with double glazed window to the front, electric heater, built-in storage cupboard, one wall light.

Sitting Area

10' x 9' 1" (3.05m x 2.77m)

Stylish radiator, coving to ceiling, wall light, and open plan with the kitchen and extended dining room.

Dining Area

23' x 6' 11" (7.01m x 2.11m)

Double glazed window to the side, double glazed sliding doors to the rear, floor to ceiling windows and three skylight windows, open plan with the sitting area.

Kitchen

10' 10" x 10' (3.30m x 3.05m)

Matching wall and base units with one and a half sink and drainer with mixer tap, integrated double oven, microwave, fridge and four ring gas hob, breakfast bar, partly tiled walls, vertical radiator, ceiling light point, double glazed window to the rear, open plan with the sitting area and dining room, doors to the utility.

Utility

11' x 7' (3.35m x 2.13m)

Wall and base units with plumbing point for washing machine, space for dryer, stainless steel sink and drainer with mixer tap, wall mounted boiler, radiator, two ceiling light points, double glazed window to the side, doors to the rear garden and kitchen.

Ground Floor Shower Room

Walk-in shower tray enclosure, low flush WC, wash hand basin, tiled walls, heated towel rail, ceiling light point and double glazed window to the rear.

Lounge

21' 1" x 11' 10" (6.43m x 3.61m)

Gas fireplace, two radiators, three wall lights, double glazed windows to the front, coving to ceiling, door to the sitting room and stairs rising to the first floor.

First Floor Landing

Coving to ceiling and doors to all bedrooms and bathroom and separate wc

Bedroom One

11' 11" max x 11' max (3.63m max x 3.35m max)

Double glazed window to the rear, radiator, ceiling light point and door to the en-suite.

En-Suite

Shower cubicle, fitted wash hand basin unit, heated towel rail, tiled walls, ceiling light point, double glazed window to the front and door to Bedroom One

Bedroom Two

11' x 10' 11" (3.35m x 3.33m)

Large double glazed window to the front overlooking the balcony, double glazed window to the rear, radiator, ceiling light point, coving to ceiling and door to the balcony.

Balcony

Wooden decking area with rails and glass panels with potential seating looking over the park.

Bedroom Three

8' 1" x 8' 1" (2.46m x 2.46m)

Double glazed window to the rear, ceiling light point, fitted wardrobes, radiator and extractor fan.

Bathroom

P shaped bath with shower overhead, vanity wash hand basin unit, tiled walls, heated towel rail, double glazed window to the front, ceiling light point

Separate Wc

Low flush wc, tiled walls, ceiling light point and loft access.

Outside Rear

Paved patio up to the lawn with wooden decking areas, timber summerhouse, outside, tap, point and side gate.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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