



**Connells**

Higgins Avenue  
Bilston



### Property Description

Connells Wolverhampton have the pleasure to bring to the market this well presented and deceptively spacious three bedroom semi detached family property in a popular cul-de-sac location. Internally the property has a good and traditional layout.

The property comprises entrance hall, lounge, modern fitted kitchen diner, ground floor guest wc, three well proportioned bedrooms and family shower room, Externally there are low maintenance front and rear gardens with side access.

### The Location & Area

Located in Coseley in the area of Bilston this property benefits from having fantastic commuter access links via the nearby Coseley train station and nearby metro links. Located in the immediate area there is a range of shops, bars, eateries and other useful facilities, schooling and parks can also be found in the immediate area.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

### Lounge

11' 8" x 13' 2" ( 3.56m x 4.01m )  
Double glazed window to front, central heating radiator, door to entrance hall.

### Modern Fitted Kitchen Diner

12' 7" x 7' 6" ( 3.84m x 2.29m )  
Double glazed window to rear, a range of stylish wall and base units, inset sink, space for various appliances, door to entrance hall.

### Downstairs Wc

Double glazed window to rear, pedestal sink, low flush toilet.

## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

11' 9" x 13' ( 3.58m x 3.96m )

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

## Bedroom Two

9' 4" x 10' 8" ( 2.84m x 3.25m )

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

## Bedroom Three

9' 3" x 10' 8" ( 2.82m x 3.25m )

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

## Family Shower Room

Double glazed window to side, low flush toilet, central heating radiator, vanity sink, shower cubicle with shower over, door to first floor landing.

## Outside Front

Large concrete print off (currently used as a driveway but there is no dropped kerb), side access leading to rear garden.

## Outside Rear

Panelled fencing and artificial lawned area.

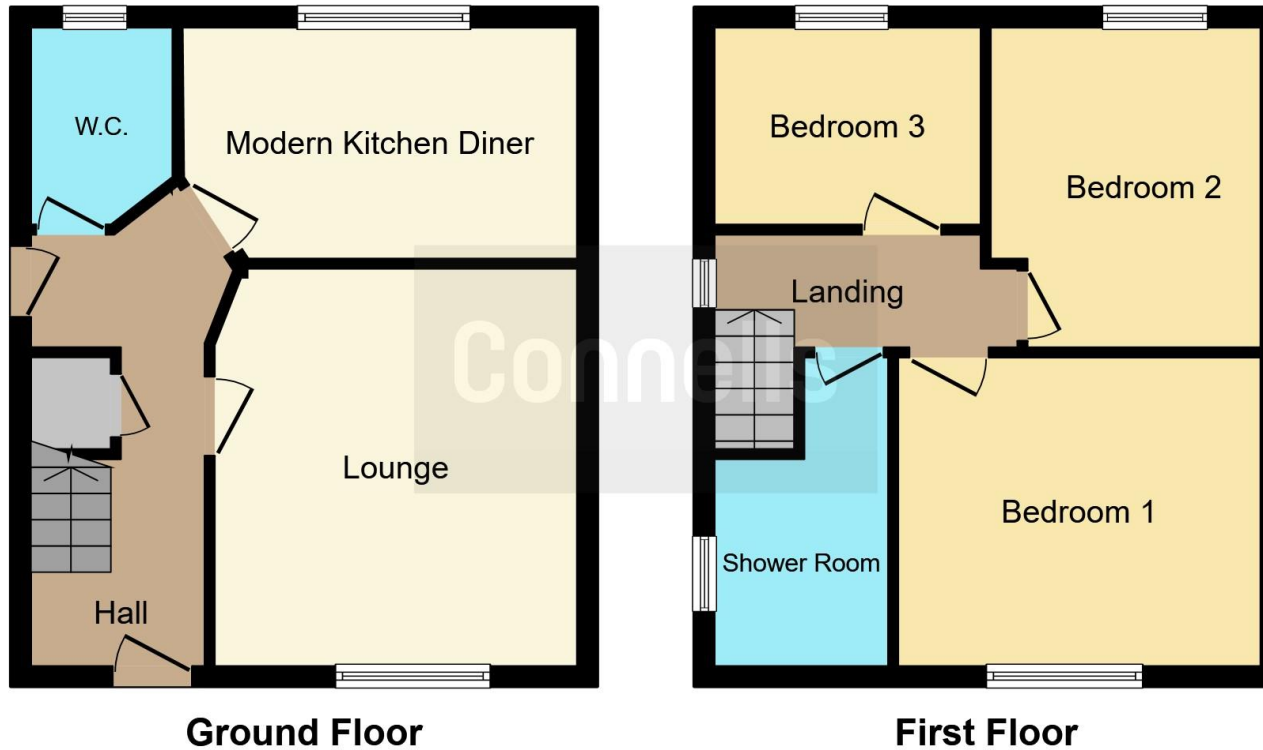
## Garage

Electric roller shutter to the front, generous space within the garage. Garden area to front, with side access to rear and wrought iron gates.









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.

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH328255](http://connells.co.uk/Property/WVH328255)**

Tenure: Freehold



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Property Ref: WVH328255 - 0005