



Connells

Meldon Drive
Bilston



Property Description

Connells Wolverhampton have the delight to bring to the market this exceptionally large and spacious three/four bedroom mid terrace family property in a popular cul-de-sac location. Benefitting from NO UPWARD CHAIN this property is an ideal family purchase. The property offers an abundance of space and must be viewed in order to fully appreciate.

Entering the property you are greeted by a large entrance porch leading to the entrance hall, 17ft lounge with double glazed bow window to front, 19ft entertainment kitchen with feature breakfast bar area open to a separate dining room and a conservatory to rear. To the first floor there are three bedrooms and a family bathroom. Please note the third bedroom has a staircase leading to the loft area/potential Bedroom Four (see Agents Notes). Externally there is a large driveway providing ample off road parking to front and a good size enclosed rear garden with brick outbuildings and shared side access.

The Location & Area

Placed in Bilston with easy access to Black Country Route and adjoining M6 motorway and boasting fantastic local schools most noteworthy of which is Wednesbury Oak Academy Primary School which has received an Outstanding Ofsted report. Also the property is only a short distance away from the pleasant Rocket Pool. There are great transport links being only a short distance from Coseley and Tipton rail station and Midland Metro tram stations with links to Dudley, West Bromwich and Birmingham.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Double glazed door to entrance porch, stairs to first floor landing, doors to various rooms.

Lounge

17' 7" x 13' (5.36m x 3.96m)
Double glazed bow window to front, central heating radiator, door to entrance hall.

Entertainment Kitchen

8' 8" x 19' 6" (2.64m x 5.94m)
A range of bas units, one and half drainer sink, Range cooker, space for washing machine, space for dishwasher, space for fridge and freezer, feature slated tiled floor, french doors to rear, open to dining room.

Dining Room

11' 6" x 18' 5" (3.51m x 5.61m)
Dow window to side, door to side, door to conservatory.

Conservatory

10' 8" x 9' 7" (3.25m x 2.92m)
Double glazed windows and door to side.



First Floor Landing

Doors to various rooms, storage cupboard.

Bedroom One

12' 4" x 10' 10" (3.76m x 3.30m)

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

Bedroom Two

12' 1" x 11' 4" (3.68m x 3.45m)

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

Bedroom Three

11' 2" x 8' 4" (3.40m x 2.54m)

Double glazed window to front, central heating radiator, stairs to loft area/potential Bedroom Four, door to first floor landing.

Bathroom

Double glazed window to rear, panelled bath, low flush toilet, central heating radiator, shower cubicle with electric shower, door to first floor landing.

Loft Area/ Potential Bed Four

10' 8" x 21' 8" (3.25m x 6.60m)

With restricted head height. Skylights to rear, stairs to Bedroom Three.

Outside Front

Generous off road parking area providing ample off road parking, shared side access.

Outside Rear

Enclosed rear garden with panelled fences, block paved patio area, lawned area, brick outbuildings.

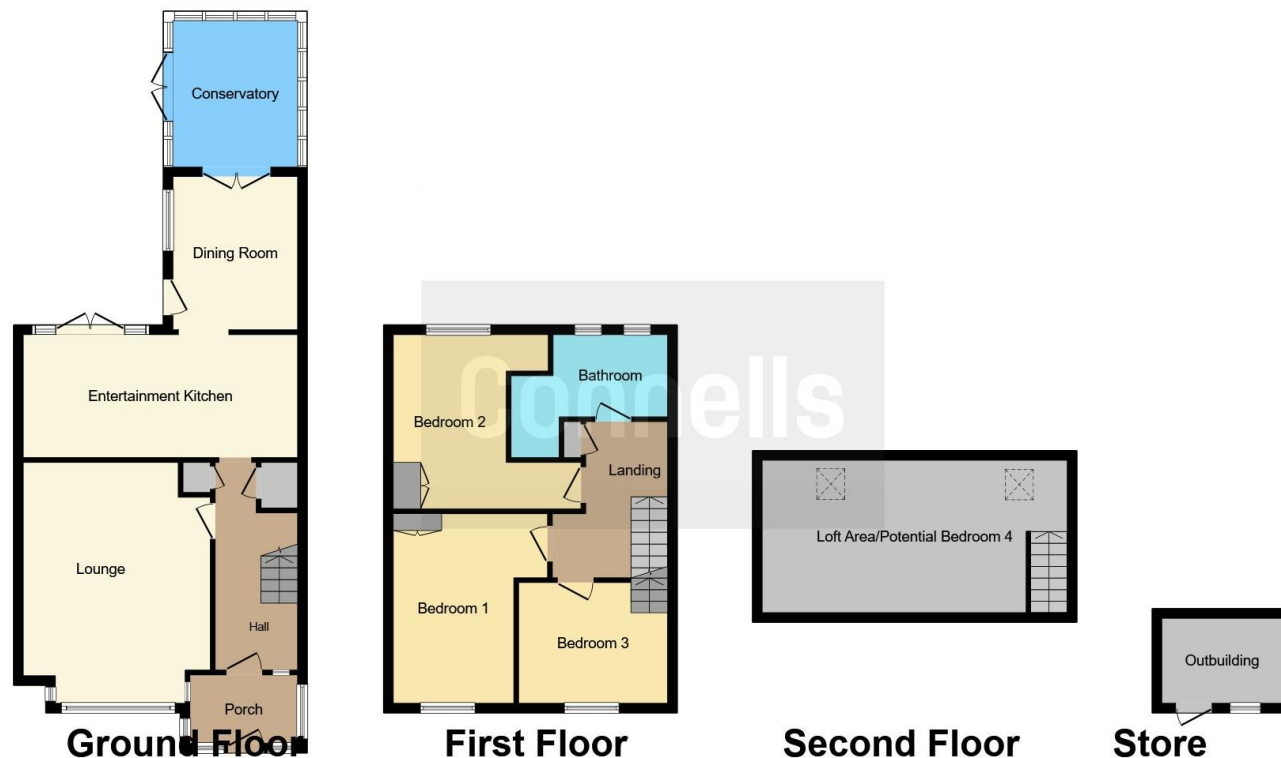
Agents Note

Please note the property has a staircase from Bedroom Three to loft area/Potential Bedroom Four giving the potential to be used as a four bedroom house subject to necessary to relevant permissions and consents.









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: Awaited

Tenure: Freehold

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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.

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