



Connells

School Green  
Bilston



## Property Description

A rare opportunity to purchase an extended three bedroom semi detached family home offering versatile living and separate ground floor accommodation with generous rear garden. Situated in a popular residential area close to local school, amenities and transport links. A must see to appreciate the accommodation on offer.

Internally: Area one: entrance porch, entrance hall, 20 ft lounge, fitted kitchen, two bedrooms to the first floor landing, family bathroom, separate wc, Area two: lounge with open plan kitchen, bedroom one, ground floor wet room. Externally there is off road parking, front and a generous low maintenance enclosed rear garden.

## The Location & Area

Set in the Bilston area with easy access to Willenhall Road, Birmingham New Road and Black Country route, only a short drive from Bentley Bridge Retail Park and New Cross Hospital. There are a variety of local schools most noteworthy of which is Holy Trinity Roman Catholic Primary school that is less than a mile away and has received and Outstanding Ofsted report.

## Area One

### Entrance Porch

Door to front and door to entrance hall.

### Entrance Hall

Door to front, central heating radiator, storage cupboard doors to various rooms and stairs to first floor landing.

### Lounge

20' 9" x 12' 1" ( 6.32m x 3.68m )

Double glazed window to front, central heating radiator, TV point, door to entrance hall, door to kitchen, double glazed French doors to garden.

### Fitted Kitchen

14' 7" x 9' 3" ( 4.45m x 2.82m )

Double glazed window to rear, fitted kitchen with a selection of wall and base units with roll top work surfaces over, sink and drainer, space for fridge freezer, breakfast bar, electric oven with gas hob, plumbing for washing machine, door to entrance hall, door to inner hall and door to lounge.

## Inner Hall

Door to kitchen and door to lounge/ kitchen in area two.

## First Floor Landing

Double glazed window to front, storage cupboard housing wall mounted boiler, loft access point, doors to various rooms and stairs to entrance hall.

## Bedroom One

10' 9" x 9' 6" ( 3.28m x 2.90m )

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

## Bedroom Two

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

Double glazed window to rear, TV point, central heating radiator, fitted wardrobes and door to landing.

## Family Bathroom

Double glazed window to rear, panel bath, central heating radiator, TV point and door to landing.

## Separate Wc

Double glazed window to side, low level WC, pedestal wash hand basin and door to landing.

## Area Two

### Open Plan Lounge Kitchen

13' 5" max x 13' 1" max ( 4.09m max x 3.99m max )

Seating area and fitted kitchen with a selection of wall and base units with roll top work surfaces over, electric oven and hob with cooker hood over, plumbing for washing machine, space for fridge freezer, door to inner hall and double glazed French doors into garden.

### Ground Floor Bedroom

13' 4" max x 10' 8" max ( 4.06m max x 3.25m max )

double glazed window to rear, TV point, door to inner hall and door to wet room

### Ground Floor Wet Room

Double glazed window to side, tiled walls and shower over, vanity wash hand basin, low flush WC and door to ground floor bedroom.

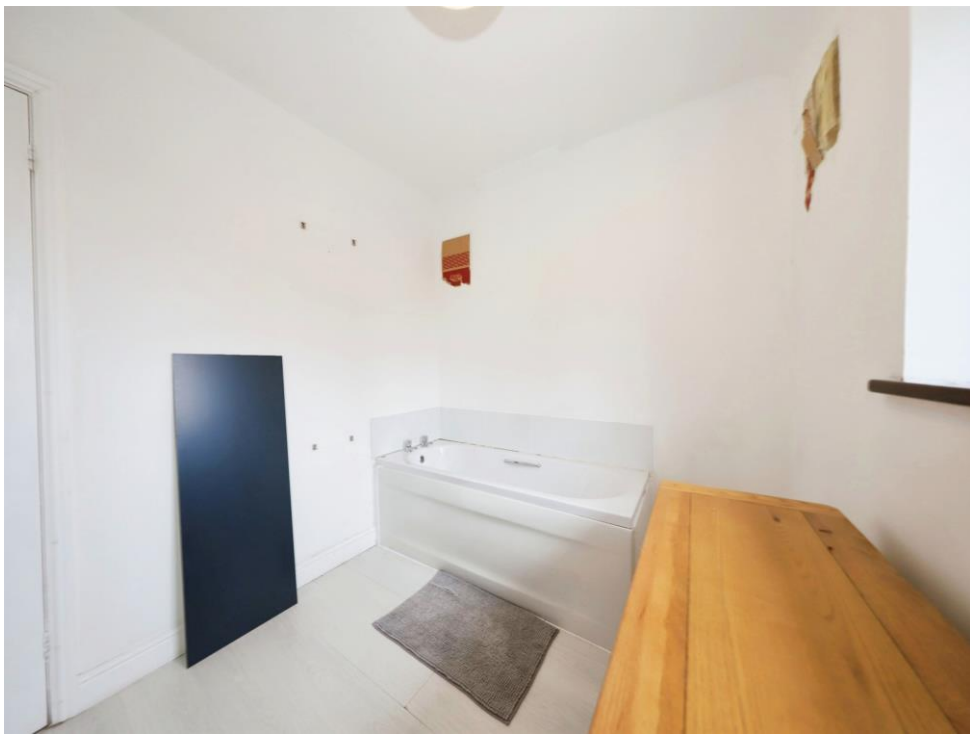
### Outside Front

Off road parking with pebbled area.

### Outside Rear

A low maintenance, panel enclosed, generous rear garden with patio and pebbled area.









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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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