



**Connells**

Bilston Lane  
Willenhall



### Auctioneer's Comments

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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a chain free mid-terraced property which requires updating. This property is conveniently located for the Black Country Route and the M6 motorways.

The property comprises of front and rear gardens with wooden outbuildings. Internally there is a lounge, kitchen, store room/sun room, two bedrooms and a bathroom.

For further details contact Connells.

### Location And Area

Situated on the Bilston Lane which offers fantastic commuting access to the Black Country Route and M6 motorways. Willenhall shopping centres, Walsall are all conveniently located within close proximity and there is a fantastic of local schools nearby.

### Entrance Porch

Double glazed french doors to front, door to hall.

### Entrance Hallway

Double glazed door to porch, stairs to landing, door to lounge.

### Lounge

13' 6" x 14' 7" ( 4.11m x 4.45m )

Double glazed bay window to front, door to hall, door to kitchen, fire with surround, laminate floor.

## Kitchen

7' 9" x 13' ( 2.36m x 3.96m )

Opening to sun room/ storage area, storage cupboard, wall and base units, roll top worksurfaces, door to lounge, gas hob with oven and extractor, one and a half sink unit.

## Sun Room/ Store Room

11' max x 6' 8" ( 3.35m max x 2.03m )

Situated at the rear of the property with door to rear access, opening to kitchen area, central heated radiator. Updating is required within this area.

## First Floor Landing

Loft access, stairs to ground floor, central heated radiator, large storage cupboard.

## Bedroom One

12' 8" x 9' 4" ( 3.86m x 2.84m )

Double glazed window to rear, central heated radiator, door to landing, wall mounted boiler.

## Bedroom Two

12' 1" x 9' 9" ( 3.68m x 2.97m )

Two double glazed windows to front, door to landing, central heated radiator.

## Attic Area

Loft access to landing area, currently being boarded with double glazed skylight to rear. This area is only suitable for storage unless building regulations have been applied for.

## Bathroom

Panelled bath, pedestal wash basin, walk in shower, low flush toilet, double glazed window to rear, tiled walls, door to landing.

## Outside Front

Access with right of way, pathway to front entrance, lawned area, trees, plants and shrubs.

## Outside Rear

Paved patio area, lower paved area, gate to side, wooden built outbuildings, double opening gates to rear.

## Agents Note

Please note the property does require refurbishment and all potential viewers are asked to take extra care when viewing to property.







To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

**EPC Rating: E**

Tenure: Freehold

**[view this property online connells.co.uk/Property/WVH329598](https://www.connells.co.uk/Property/WVH329598)**



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