



**Connells**

Hilton Road  
Featherstone Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure to bring to the market this immaculately presented and CHAIN FREE three bedroom semi detached family property. The property has been maintained to an extremely high standard and should be viewed in to order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, kitchen, three bedroom and family bathroom. Externally there is a large driveway to front, side access and large enclosed rear garden ideal for families.

### The Location & Area

Situated on Hilton Road which offers fantastic commuting access to the M6 and M54 motorways. There is fantastic selection of local shopping within Cannock, Wednesfield and Wolverhampton as well as Telford. Schools can be found nearby and bus routes linking to Wolverhampton City.

### Entrance Hall

Door to front, doors to various rooms, central heating radiator, understair storage cupboard.

### Lounge

18' x 10' 4" ( 5.49m x 3.15m )

Double glazed sliding door to rear, double glazed window to front, two central heating radiators, gas fire, door to entrance hall.

### Kitchen

12' x 12' 1" ( 3.66m x 3.68m )

Double glazed window to rear and side, double glazed door to side, a range of wall and base units, stainless steel drainer sink, integrated oven, hob and extractor, Worcester Bosch Greenstar boiler, central heating radiator, space for fridge freezer, space for washing machine and dishwasher, door to entrance hall.

### Entrance Porch

Double glazed door to front, door to entrance hall.



### First Floor Landing

Double glazed window to front, loft access, central heating radiator, doors to various rooms.

### Bedroom One

9' 1" x 11' 8" ( 2.77m x 3.56m )

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

### Bedroom Two

10' 3" x 10' 10" ( 3.12m x 3.30m )

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

### Bedroom Three

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

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

### Family Bathroom

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

### Outside Front

Large driveway providing ample off road parking with side gated access.

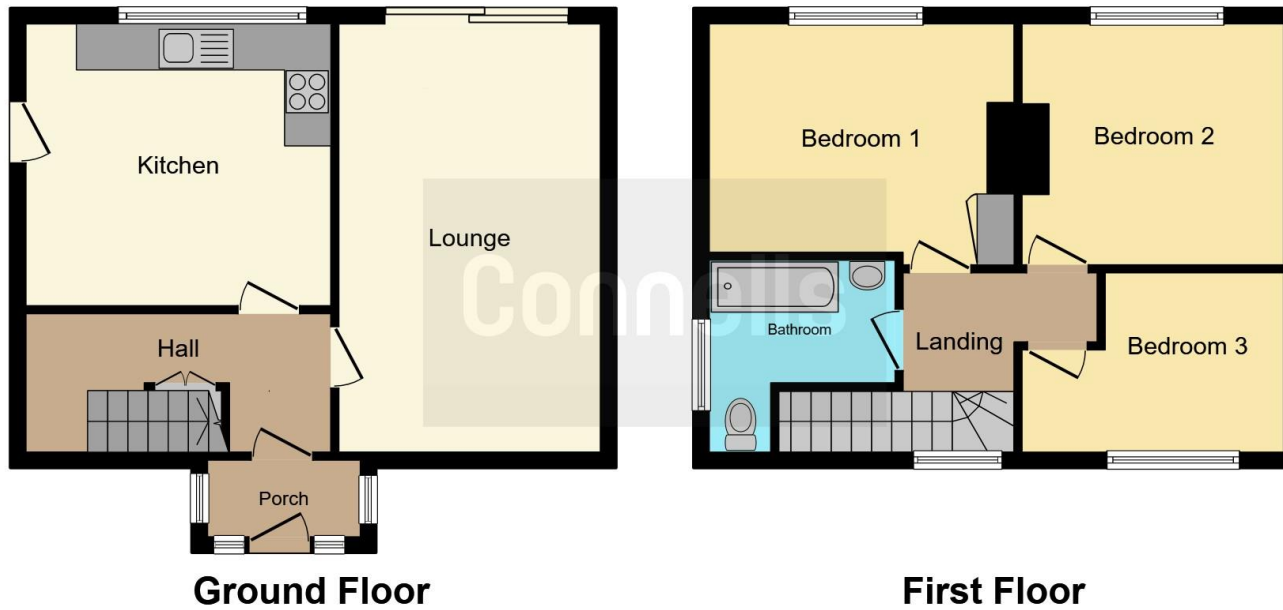
### Outside Rear

Large enclosed rear garden with panelled fencing, timber shed, lawned 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**

Tenure: Freehold

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