



Connells

Ivyhouse Lane
Bilston



Property Description

The Award Winning Connells Wolverhampton branch welcome to the market Ivyhouse Lane, a charming three-bedroom mid-terraced home located in the area of Coseley. This well-presented property offers a perfect blend of comfort and style, making it an ideal choice for first-time buyers and investors alike. Don't miss the opportunity to view this delightful property on Ivyhouse Lane. Contact the Connells Wolverhampton branch today to arrange a viewing and experience the charm and comfort this home has to offer.

Upon entering, you are greeted by a sense of space and warmth throughout. The accommodation features two inviting reception rooms, providing ample space for relaxation and entertaining. The sleek kitchen is perfect for culinary enthusiasts, while the modern ground floor bathroom adds convenience to everyday living. Heading upstairs, you will find three well-proportioned bedrooms, while the first floor is also home to a convenient WC, adding a touch of practicality to the layout. Outside, the property boasts a courtyard-style frontage and to the rear is a well-maintained rear garden, perfect for enjoying sunny days or hosting gatherings with family and friends.

The Location & Area

Conveniently located for the main Birmingham New Road with links to the M54 and M6 motorways including Dudley, Wolverhampton and Birmingham areas. There is a fantastic selection of local shopping and schooling nearby, as well as doctors and dentists.

Approach

Set back from the roadside behind a courtyard style frontage with door to the main accommodation.

Lounge

12' 11" max x 11' max (3.94m max x 3.35m max)

Double glazed window to the front, electric fireplace, radiator, ceiling light point and meter cupboards.

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window to rear, ceiling light point, radiator, storage cupboard and doors to the stairs and kitchen.

Kitchen

16' x 7' 10" (4.88m x 2.39m)

Matching wall and base units with ceramic sink and drainer with mixer tap, integrated dishwasher, fan oven and grill, plumbing point for washing machine, four ring induction hob with extractor hood above, ceiling light points, radiator, double glazed window to the side, doors to the garden and bathroom.

Ground Floor Bathroom

Panelled bath, vanity wash hand basin with wc, fitted wall units, heated towel rail with radiator, extractor fan, ceiling spotlights, double glazed window to the side and cupboard housing the boiler.

First Floor Landing

Ceiling light point, loft access and doors leading to all bedrooms and the first floor wc.

Bedroom One

13' max x 11' min (3.96m max x 3.35m min)
Double glazed window to the front, radiator and ceiling light point.

Bedroom Two

13' x 9' (3.96m x 2.74m)
Double glazed window to the rear, ceiling light point, storage cupboard and radiator.

Bedroom Three

13' x 5' 10" (3.96m x 1.78m)
Double glazed window to the front, radiator and ceiling light point.

First Floor Wc

Vanity wash hand basin with wc and ceiling light.

Outside Rear

Paved patio and a central path with lawn either side, further patio to the rear, brick built shed with window to the rear, outside tap point and gate to the shared access.









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: D

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Tenure: Freehold



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