



**Connells**  
connells.co.uk 01902 710 170  
**FOR SALE**

**Connells**

Bradleys Lane  
Coseley Bilston



### Property Description

Connells Wolverhampton are delighted to bring to the market this detached three bedroom family home. With the property like this rarely coming to the market, high interest levels are expected. Viewing is highly recommended.

The property comprises of entrance porch, entrance hall, lounge, dining room, two part breakfast style kitchen, conservatory to rear and downstairs wc. To the first floor there are three bedrooms and family bathroom. Externally there is a large driveway area with detached garage and side access. To the rear is an exceptionally large and highly landscaped rear garden which must be viewed in order to fully appreciate.

### The Location & Area

Conveniently located for Birmingham New Road offering fantastic commuting access to Dudley, Birmingham and Wolverhampton centres.

### Lounge

10' 9" x 12' 1" ( 3.28m x 3.68m )

Double glazed bay window to front, central heating radiator, gas fire, open to dining room.

### Dining Room

11' 5" x 11' 11" ( 3.48m x 3.63m )

Double glazed french doors to conservatory, central heating radiator, open to lounge, door to entrance hall

### Two Part Kitchen

#### Breakfast Area

8' 2" x 7' 3" ( 2.49m x 2.21m )

Double glazed window to rear, open to kitchen, central heating radiator, door to entrance hall.

#### Kitchen Area

15' 1" x 6' 6" max ( 4.60m x 1.98m max )

A range of wall and base units with integrated oven, hob and extractor, integrated fridge freezer, integrated dishwasher, one and half drainer sink plumbing for washing machine, spotlights, feature under unit lighting, double glazed window to rear, double glazed door to side, central heating radiator, open to breakfast area.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to porch, central heating radiator, stairs access, door to various rooms.



### Conservatory

11' x 10' ( 3.35m x 3.05m )

Double glazed windows, double glazed french doors to rear garden.

### Downstairs Wc

Low flush toilet, vanity unit, door to entrance hall.

### First Floor Landing

Double glazed window to side, door to various rooms.

### Bedroom One

13' 8" x 11' 4" ( 4.17m x 3.45m )

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

### Bedroom Two

11' 8" x 11' 3" ( 3.56m x 3.43m )

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

### Bedroom Three

6' x 7' 7" ( 1.83m x 2.31m )

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

### Family Bathroom

Double glazed window to rear, P shaped panelled bath with electric shower over, pedestal sink, low flush toilet, door to first floor landing.

### Garage

22' 3" x 9' ( 6.78m x 2.74m )

Up and over door to front, light, power, door to side leading to garden.

### Outside Front

Large block paved driveway with slate gravelled beds area, plants, trees and shrubs, side access to either side of the property, brick wall to front.

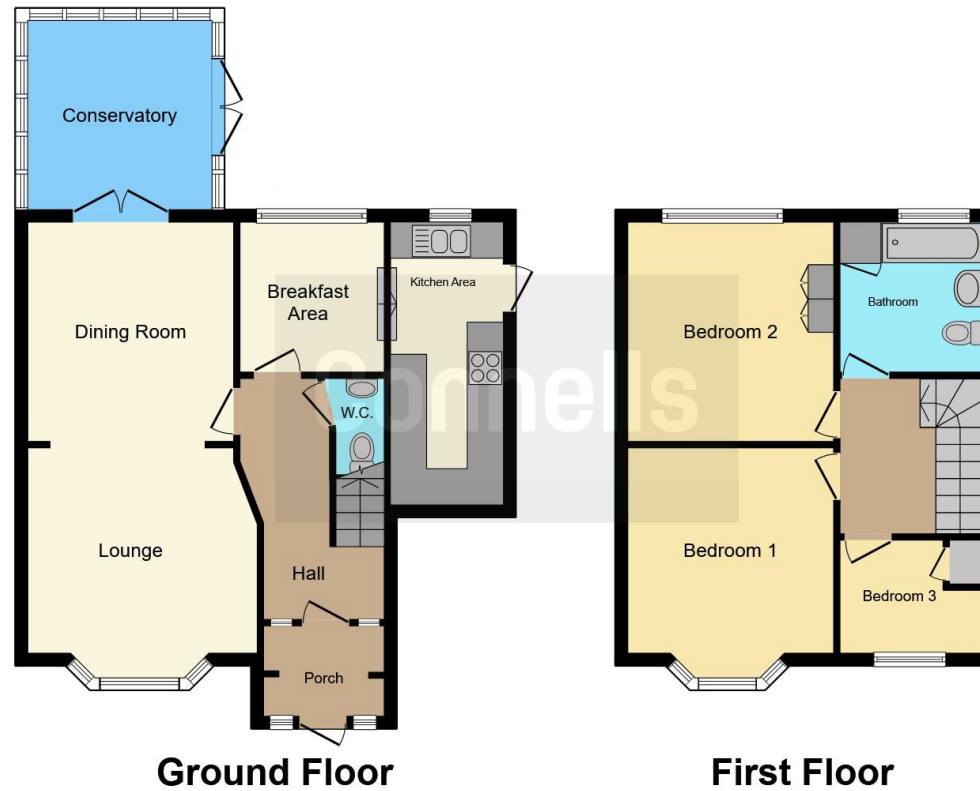
### Outside Landscaped Rear Garden

Mature and highly landscaped rear garden with a range of attractive planter beds, hedgerows, mature trees, lawned area, feature paved patio area, air raid shelter, glass and timber greenhouse.









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)

To view this property please contact Connells on

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/WVH330265](http://connells.co.uk/Property/WVH330265)**

Tenure: Freehold



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