



**Connells**

Ringhills Road  
Bilbrook Codsall Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this interesting corner plot semi detached home situated in a popular location. There may be potential for a built plots, all subject to relevant permissions. The property is available with NO UPWARD CHAIN and requires viewing to fully appreciate. There is also a large attic area ideal for conversion subject to relevant permissions.

Externally the property has large front, side and rear garden with ample off road parking and garage. Internally there is an entrance porch, two receptions, fitted kitchen, three bedrooms and bathroom.

### The Location & Area

Situated in the ever popular area of Bilbrook, Codsall which offers a fantastic selection of local schools, bus routes to Wolverhampton City centre, local shopping, eateries and rail links within Codsall and Bilbrook linking to Wolverhampton and Birmingham City centres.

### Rear Porch

Double glazed door and window to rear, tiled floor, door to kitchen.

### Lounge

16' into recess x 12' ( 4.88m into recess x 3.66m )

Double glazed bow window to front, central heating radiator, gas fire with brick built surround, coved ceiling, door to hall.

### Dining Room/ Sitting Room

12' x 11' ( 3.66m x 3.35m )

Double glazed window to rear, central heating radiator, gas fire, storage cupboard, door to hall, door to kitchen.

### Kitchen

9' 2" x 9' 2" ( 2.79m x 2.79m )

Double glazed window to front and rear, single drainer sink unit, wall and base units with roll top work surfaces, integrated fridge, plumbing for washing machine, door to rear porch.

### Entrance Porch

Double glazed door and windows to front access, door to entrance hall, tiled floor.

### Entrance Hall

Door to porch, loft access (ideal for conversation subject to relevant permissions), doors to various rooms, central heating radiator, airing cupboard.



### Bedroom One

13' x 13' 2" ( 3.96m x 4.01m )

Double glazed window to rear, central heating radiator, built-in wardrobe, door to hall.

### Bedroom Two

10' 5" into wardrobe x 10' 4" ( 3.17m into wardrobe x 3.15m )

Double glazed window to front, central heating radiator, built-in wardrobe, door to hall.

### Bedroom Three

10' 6" x 7' 4" ( 3.20m x 2.24m )

Double glazed window to side, central heating radiator, door to hall.

### Family Bathroom

Low flush toilet, wall mounted wash basin, panelled bath with fitted shower, central heating radiator, tiled floor, tiled walls, door to hall.

### Outside Front

Having a pleasant frontage with lawned area, bordering hedge, trees, plants and shrubs, lawned area, off road parking.

### Outside Side

A beautifully presented lawned area, bordering hedge, trees, plants and shrubs, access to front.

### Outside Rear

Pleasant rear garden with green house, wooden built shed, water tap, lawned area, trees, plants and shrubs, gate to side access.

### Garage

19' 5" x 9' ( 5.92m x 2.74m )

Up and over door to front, double glazed window to side, door to rear.

### Agents Note

The property has fantastic potential for extension or building plot and attic conversion all subject to relevant permissions and viewing is highly recommended.









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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330378](http://connells.co.uk/Property/WVH330378)**



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Property Ref: WVH330378 - 0003