



Connells

Elford Grove
Bilston



Property Description

Connells Wolverhampton have the delight of brining to the market this well presented and spacious three bedroom detached family property in a popular cul-de-sac location.

Internally there is an entrance hall, lounge with bay window, dining room, kitchen, three bedrooms on with en-suite shower room, separate en-suite shower room, garage.

Externally there is a large block paved driveway offering ample off road car parking with side gated access. There is a well proportioned and highly maintained enclosed rear garden ideal for those with families.

Viewing is highly recommended to appreciated the accommodation on offer.

Location And Area

Set to the south east of Wolverhampton City Centre just off Millfields Road with nearby local supermarket, good bus routes and easy access to Black Country route. Coseley Rail Station is approximately a mile and half away and there are numerous local schools within the facility.

Entrance Hall

Double glazed door to front, doors to various rooms.

Lounge

13' 2" max into bay x 11' 10" (4.01m max into bay x 3.61m)

Double glazed bay window to rear, radiator, door to entrance hall.

Dining Room

9' 10" x 8' (3.00m x 2.44m)

Double glazed bow window to front, radiator, french doors to entrance hall.

Kitchen

10' 9" x 8' 6" (3.28m x 2.59m)

Double glazed window to side and rear, range of wall and base units with plumbing for a washing machine, space for a cooker, space for a fridge freezer, space for a dishwasher, half stainless steel drainer sink. double glazed door to side.

Downstairs Wc

Low flush toilet, wash hand basin

First Floor Landing

Doors to various rooms

Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)

Two double glazed windows to front, fitted wardrobe, radiator, door to en-suite.

En-Suite

Pedestal sink, low flush toilet, mixer shower in a cubicle, extractor, double glazed window to front, door to bedroom one.

Bedroom Two

9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed window to rear, fitted wardrobe, radiator, door to landing.

Bedroom Three

6' 11" x 8' 10" (2.11m x 2.69m)

Double glazed window to rear, storage cupboard, radiator, door to landing.

Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, radiator, spotlights, extractor, door to landing.

Garage

16' 10" x 8' 1" (5.13m x 2.46m)

Up and over door to front, light and power.

Outside Front

Large block paved driveway offering ample off road car parking with side access leading to an enclosed rear garden.

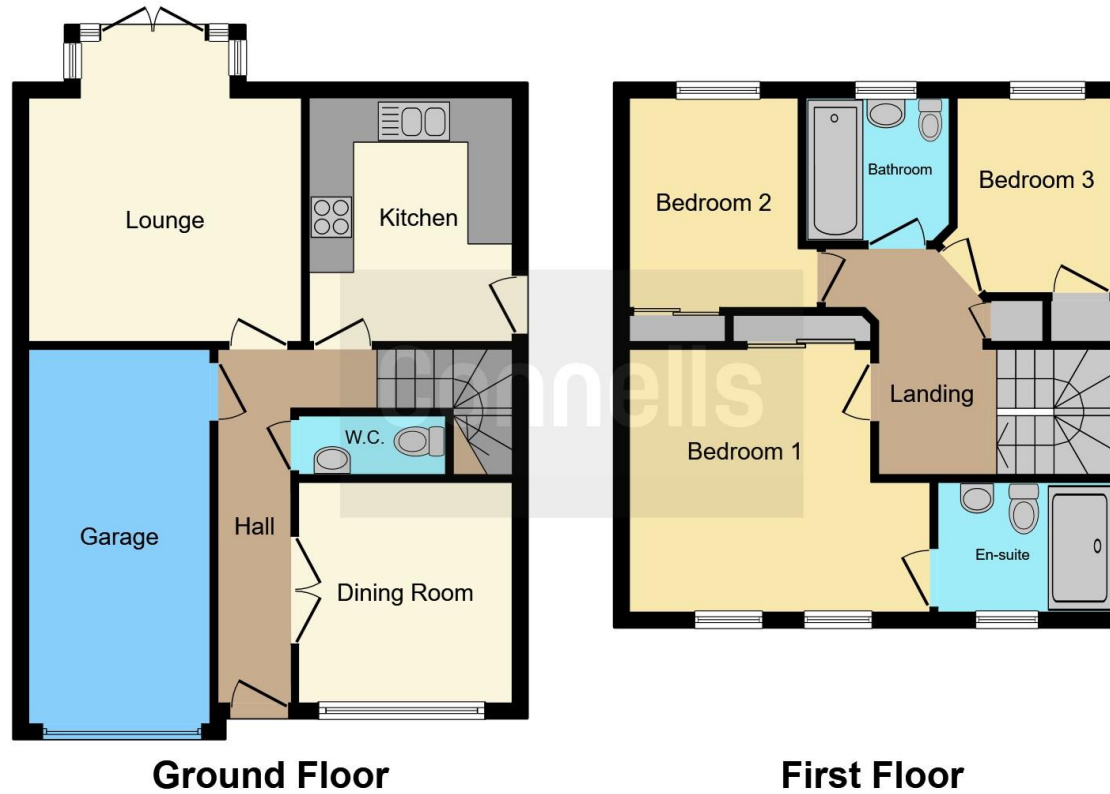
Outside Rear

Large paved patio area surrounded by a range of panelled fencing, feature pergola area, timber constructed shed and a highly manicured 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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

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