



**Connells**

Welldale Grove  
Bilston



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom three storey modern detached family property. Internally the property has been maintained to an extremely high standard and should be viewed in order to appreciate. The property is situated in a popular cul-de-sac location ideal for families.

The property benefits from entrance hall, lounge, large entertainment style kitchen diner with feature skylights and downstairs wc. The first floor there are two bedroom bedrooms and family bathroom. To the second floor there is a large master suite with dressing area and shower room. Externally there is a courtyard style frontage with driveway to side with electric car charging point. Heading to the rear is a large entertainment garden with feature decking area.

### Entrance Hall

Double glazed door to front, central heating radiator, door to downstairs wc, door to lounge.

### Lounge

14' 5" x 10' 5" ( 4.39m x 3.17m )

Double glazed window to front, door to entrance hall, door to kitchen, door to understair storage.

### Entertainment Kitchen Diner

17' x 13' 10" ( 5.18m x 4.22m )

Double glazed french doors to rear, skylights, central heating radiator, a range of stylish wall and base units with integrated appliances to including oven, hob, extractor, microwave, fridge freezer, feature breakfast bar area, plumbing for washing machine, door to lounge.

### The Location & Area

Set to the south east of Wolverhampton city centre in the Bilston area with easy access to the Black Country route and adjoining M6 motorway for commuters. A short distance away from Coseley rail station and the nearby local Morrisons is only a short drive away. The property is also close to local schools.

### Downstairs Wc

Double glazed window to front, low flush toilet, central heating radiator, wash hand basin.



### First Floor Landing

Doors to various rooms, central heating radiator.

### Bedroom Two

13' 11" x 8' 6" ( 4.24m x 2.59m )

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

### Bedroom Three

7' 4" x 7' 1" ( 2.24m x 2.16m )

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

### Family Bathroom

Panelled bath, low flush toilet, central heating radiator, shower cubicle, vanity sink, heated towel rail, spotlights, door to first floor landing.

### Second Floor

### Bedroom One

24' 6" max x 13' 10" ( 7.47m max x 4.22m )

Skylights to front, central heating radiator, dressing area, door to en-suite shower room.

### En-Suite Shower Room

Skylight to rear, shower cubicle with mixer shower, low flush toilet, heated towel rail, wash hand basin,

### Outside Front

Courtyard style frontage with tarmac driveway to side for two cars, fully fitted electric charging point, gated access to rear garden.

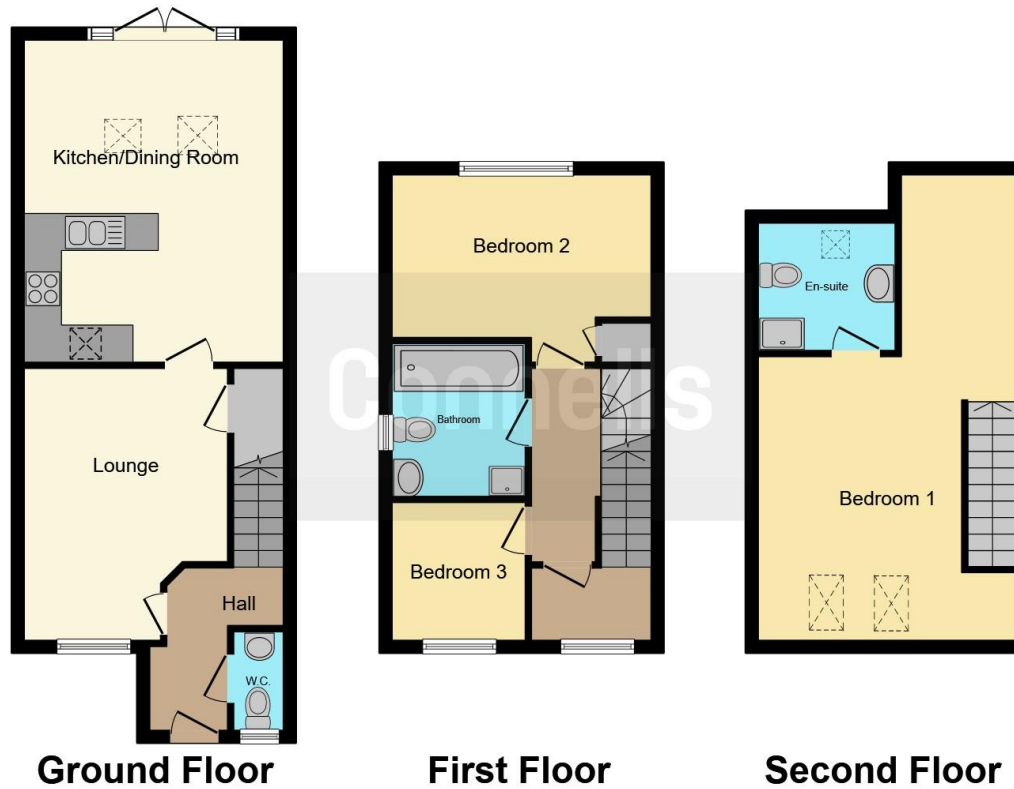
### Outside Rear

Large feature entertainment decking area, 4 double plug sockets, panelled fencing, lawned area, paved patio area, gate leading to front.









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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: B**

**view this property online [connells.co.uk/Property/WVH330427](http://connells.co.uk/Property/WVH330427)**

Tenure: Freehold



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