



Connells

Bradley Lane  
Bilston





### Property Description

Connells Wolverhampton bring to the market this three/four bedroom home situated close to popular transport links in Birmingham city centre and further afield.

The property comprises of an entrance porch, entrance hall, lounge, dining room, L-shaped kitchen, downstairs wc. On the first floor there are three bedrooms one with an adjoining office which could be utilised as an additional bedroom with a small addition of a stud partition wall (see agents note). Additionally there is a generously proportioned bathroom, garage, large driveway to front and a large enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Placed in Bilston with easy access to Black Country Route and adjoining M6 motorway, equidistant from Coseley and Tipton Rail Station and boasting fantastic local schools most noteworthy of which is Wednesbury Oak Academy Primary School which has received an Outstanding Ofsted report. Also the property is only a short distance away from the pleasant Rocket Pool.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to entrance porch, stairs access, door to lounge.

### Lounge

12' 7" x 10' 6" ( 3.84m x 3.20m )

Double glazed bay window to front, gas fire, radiator, door to dining room.

### Dining Room

11' 11" x 8' ( 3.63m x 2.44m )

Sliding door to rear, door to kitchen, radiator, open to lounge.

### Kitchen

11' 3" max x 12' 11" ( 3.43m max x 3.94m )

Two double glazed windows to rear, L-shaped stainless steel drainer sink, radiator, space for a washer, space for a washer, space for a cooker, range of wall and base units, roll top worksurfaces, storage cupboard, door to inner entrance hall.

### Inner Entrance Hall

Door to downstairs wc, door to garage.

### Downstairs Wc

Low flush toilet, wash hand basin, extractor, door to inner entrance hall.

### First Floor Landing

Doors to various rooms.

### Bedroom One

15' 9" into recess x 9' 7" ( 4.80m into recess x 2.92m )

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

### Bedroom Two

12' 3" x 9' 6" ( 3.73m x 2.90m )

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

### Bedroom Three

13' 9" x 6' 4" ( 4.19m x 1.93m )

Double glazed window to front, radiator, door to landing.

### Office

7' 11" x 6' 4" ( 2.41m x 1.93m )

Double glazed window to rear (potential use for additional bedroom with the instillation on a stud partition wall, subject to necessary planning permissions).

### Bathroom

Double glazed window to rear, low flush toilet, panelled bath, wash hand basin, tiled wall and floor, door to landing.

### Garage

13' 6" x 6' 3" ( 4.11m x 1.91m )

Double doors to front, door to inner entrance hall, light and power.

### Outside Front

Large driveway offering ample off road car parking with a dwarf wall to front.

### Agents Note

Please note this property could potentially be used as a four bedroom property with in instillation of a stud partition wall in the office subject to necessary building regulations.



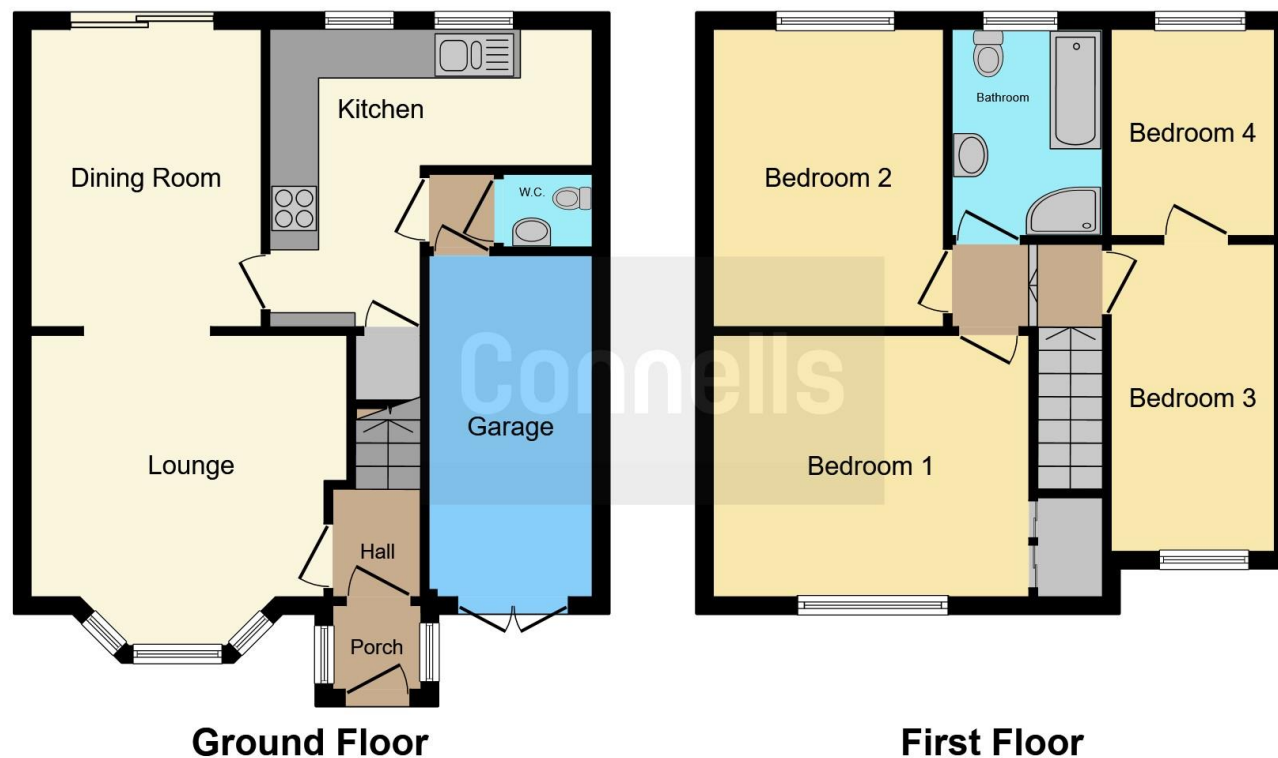












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WVH330651](http://connells.co.uk/Property/WVH330651)



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