



Connells

Pugh Road
Woodcross Bilston



Property Description

Connells Wolverhampton are delighted to bring to the market this exceptionally well presented and spacious three bedroom family property in a popular residential location. Internally the property has been maintained and improved to a high standard and must be viewed in order to appreciate.

The property comprises of entrance hall, lounge, modern fitted kitchen with feature breakfast bar, downstairs wc, three well proportioned bedrooms and family shower room. Externally there is a large concrete print driveway providing ample off road parking, side shared access leading to the large rear garden.

The Location & Area

Situated in a popular residential area which offers fantastic commuting access to the Birmingham New Road with links to Birmingham City centre, Dudley and Wolverhampton. There is a selection of schools, doctors and dentists nearby as well as shopping within neighbouring areas.

Entrance Hall

Double glazed door to front, door to lounge, stairs to first floor landing.

Lounge

12' 4" x 15' max into recess (3.76m x 4.57m max into recess)

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

Modern Fitted Kitchen

9' 2" x 14' 8" (2.79m x 4.47m)

Double glazed window to rear, double glazed door to rear, a range of stylish wall and base units with feature breakfast bar area, inset Bosch oven, hob and extractor, inset stainless steel sink with filter tap, feature spotlights, door to downstairs wc.

Downstairs Wc

Double glazed window to rear, low flush toilet with custom built wash hand basin.



First Floor Landing

Doors to various rooms.

Bedroom One

13' 7" x 10' 10" (4.14m x 3.30m)

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

Bedroom Two

8' 7" x 7' 9" (2.62m x 2.36m)

Double glazed window to front, central heating radiator, walk-in wardrobe area, door to first floor landing.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m)

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

Family Shower Room

Double glazed window to rear, vanity unit, shower cubicle with electric shower, spotlight, heated towel rail, extractor fan, door to first floor landing.

Outside Front

Large concrete print driveway which the Vendor advises fits two cars, side shared access leading to the rear garden.

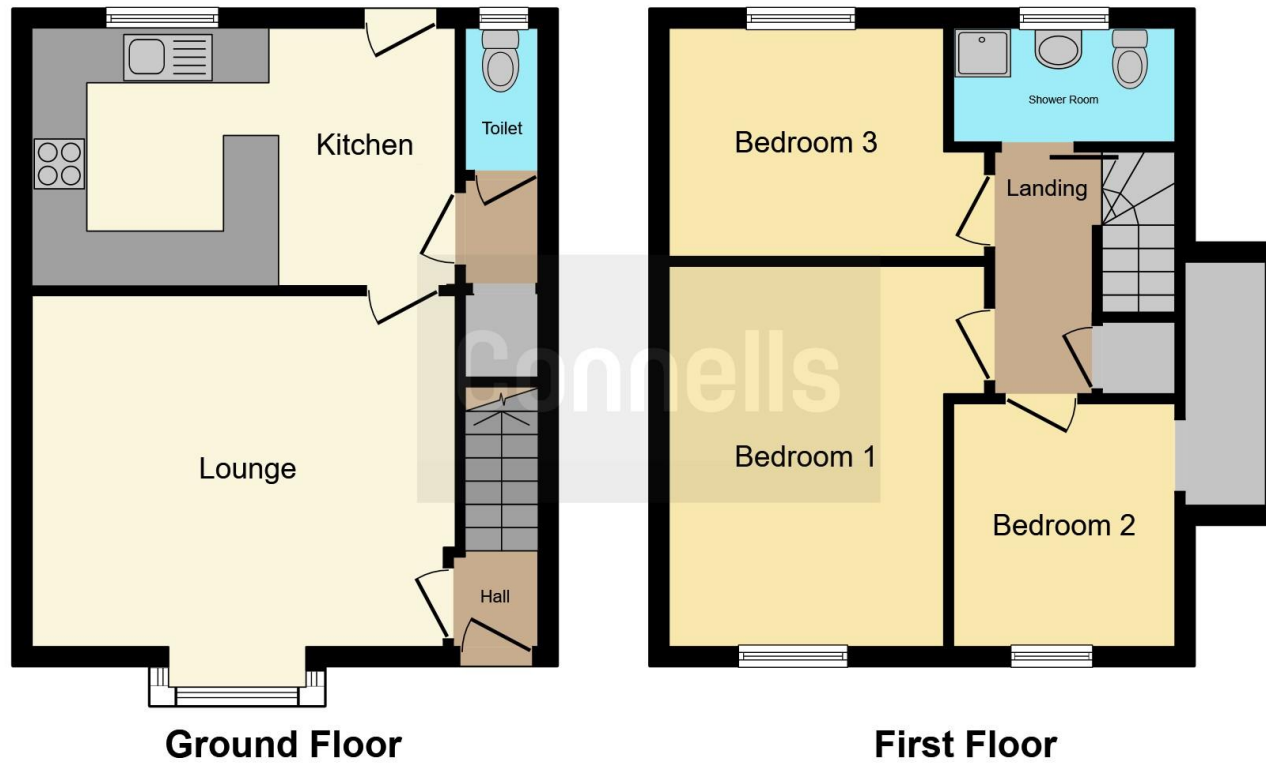
Outside Rear

Large rear garden with lawned area, paved patio area, timber shed.









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

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EPC Rating: C

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Tenure: Freehold



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