



Connells

Baobab Drive
Bilston



Property Description

The Award Winning Connells Wolverhampton branch are proud to bring to you this modern three bedroom mid terrace town house in a sought after location in Bilston.

Internally the property comprises of an entrance hallway, leading to a cosy and spacious lounge. The ground floor boasts a convenient ground floor wc and a modern kitchen / diner. Heading up to the first floor, you'll find two double bedrooms and a family bathroom and on the second floor is the spacious main bedroom. Outside to the front is off road parking, while the rear garden benefits from having artificial lawn.

Don't miss your chance to view this fantastic home set over three floors and would be ideal for first time buyers and investors. The property is close to all local amenities including schools. The property is also ideally located for local transport links into Bilston town centre and surrounding areas.

Call the Connells Wolverhampton branch today to book your viewing!

The Location & Area

Set to the south east of Wolverhampton City Centre in the Ettingshall area just off Ettingshall Road on a popular modern residential estate with easy access to Birmingham New Road and Black Country Route for commuting links. Coseley Rail Station and Wolverhampton Rail Station are both approximately 1.6 miles away and numerous local schools and shops are available nearby.

Approach

Set back from the roadside behind a driveway leading to the main accommodation.

Entrance Hall

Radiator, ceiling light point and door to the lounge.

Lounge

14' max x 11' 10" max (4.27m max x 3.61m max)

Double glazed window to the front, storage cupboard, ceiling light point, radiator and doors to the entrance hallway and inner hallway.

Inner Hall

Ceiling light point, doors leading to the lounge, kitchen/diner and ground floor WC and stairs rising to the first floor.

Ground Floor Wc

Low flush wc, wash hand basin, ceiling light point and extractor fan.

Kitchen Diner

11' 1" x 7' 1" (3.38m x 2.16m)

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, plumbing point for washing machine, integrated electric oven, four ring gas hob with extractor hood above, partly tiled walls, ceiling light point, radiator, double glazed window to the rear, French doors to the rear garden and door to the inner hallway.

First Floor Landing

Ceiling light point, radiator and doors to two bedrooms and bathroom.

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)

Two double glazed windows to the front, radiator and ceiling light point.

Bedroom Three

11' 10" max x 8' 10" max (3.61m max x 2.69m max)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, radiator, ceiling light point and extractor fan.

Second Floor Landing

Built in cupboard, ceiling light point, stairs going down to the first floor and door to Bedroom One.

Bedroom One

23' 11" max x 11' max (7.29m max x 3.35m max)

Two skylight windows, ceiling light point, loft access and radiator.

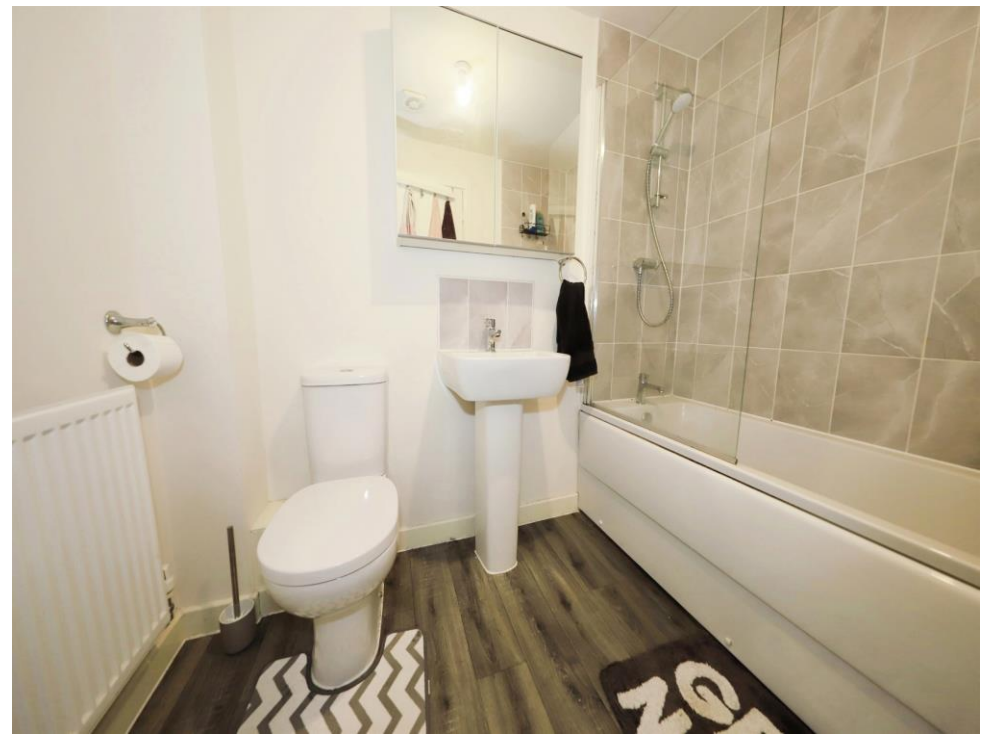
Outside Rear

Artificial lawn with paved path to the side leading to the rear gate. Garden also benefits from having an outside tap point.

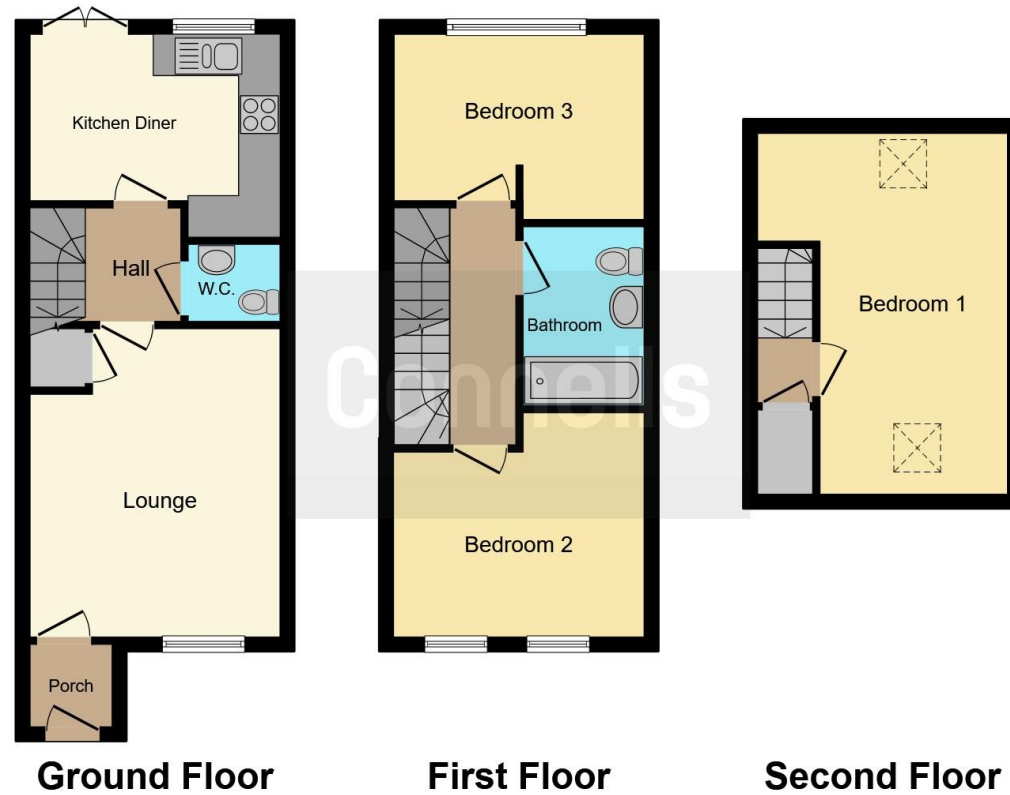
Agents Note

Please note we have been advised of a site maintenance fee per annum. If you would like further information, please contact our branch.









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

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EPC Rating: B

view this property online connells.co.uk/Property/WVH330918

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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