



**Connells**

Glyn Avenue  
Bilston



### Property Description

Connells Wolverhampton are delighted to bring to the market this spacious CHAIN FREE three bedroom semi detached family property in a cul-de-sac location.

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen and side lean to area. To the first floor there are three bedrooms and family shower room. Externally there is a large driveway area providing ample off road parking and a good size enclosed rear garden.

### The Location & Area

Set to the south east of Wolverhampton City Centre in the Bilston area just off Great Bridge Road ideally placed for access to Black Country Route and adjoining M6 motorways. The property is approximately 1.5 miles from Coseley Rail Station and numerous local schools.

### Entrance Porch

Glazed door to front, door to entrance hall.

### Entrance Hall

Door to entrance porch, stairs to first floor landing, doors to various rooms.

### Lounge

12' x 12' 6" ( 3.66m x 3.81m )

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

### Dining Room

8' 9" x 9' 6" ( 2.67m x 2.90m )

Double glazed window to rear, door to kitchen, door to lounge, central heating radiator.

### Kitchen

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

Double glazed window to rear, door to side, a space for various appliances, a range of wall and base units, door to entrance hall.

### Lean To Area

14' 8" x 5' 7" ( 4.47m x 1.70m )

Door to front, door to rear.

### First Floor Landing

Double glazed window to side, doors to various rooms.

### Bedroom One

12' x 9' 9" ( 3.66m x 2.97m )

Double glazed window to front, central heating radiator, storage cupboard, doors to first floor landing.

### Bedroom Two

9' 2" x 11' 2" ( 2.79m x 3.40m )

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

### Bedroom Three

8' x 8' 7" ( 2.44m x 2.62m )

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

### Family Shower Room

Double glazed window to front and side, central heating radiator, pedestal sink, shower cubicle with mixer shower, door to first floor landing.

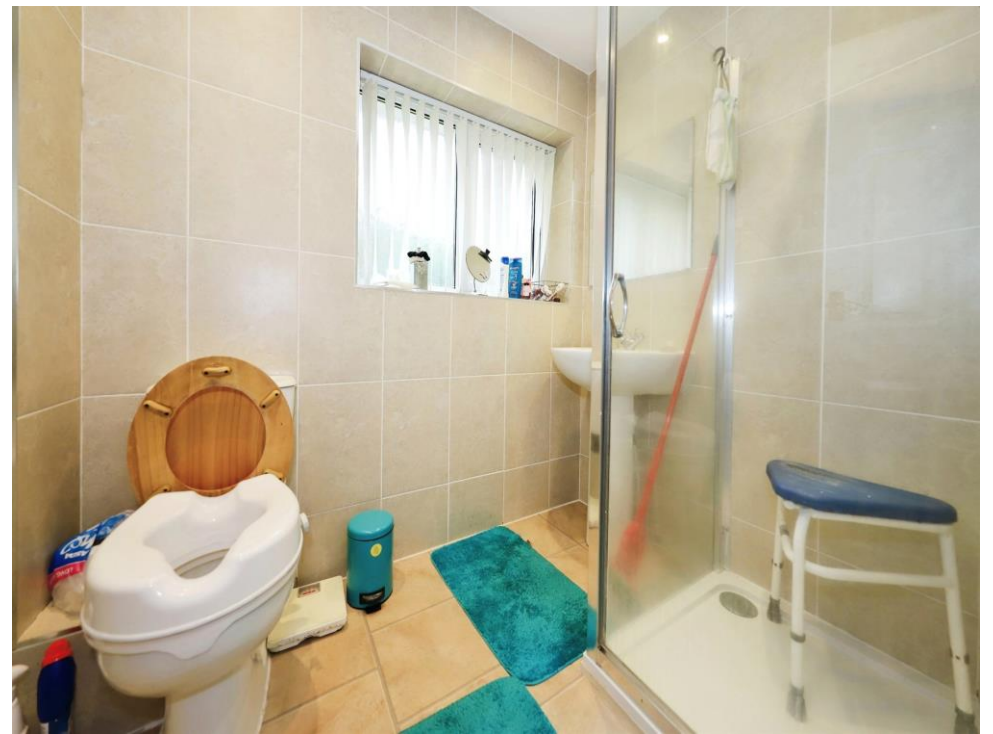
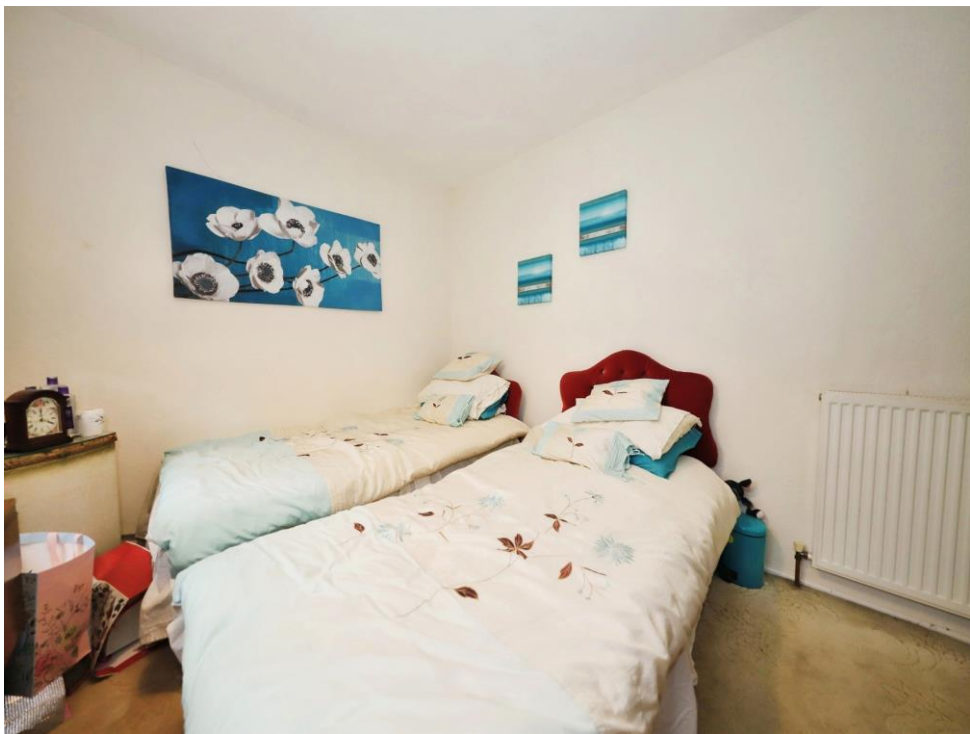
### Outside Front

Large driveway providing ample off road parking.

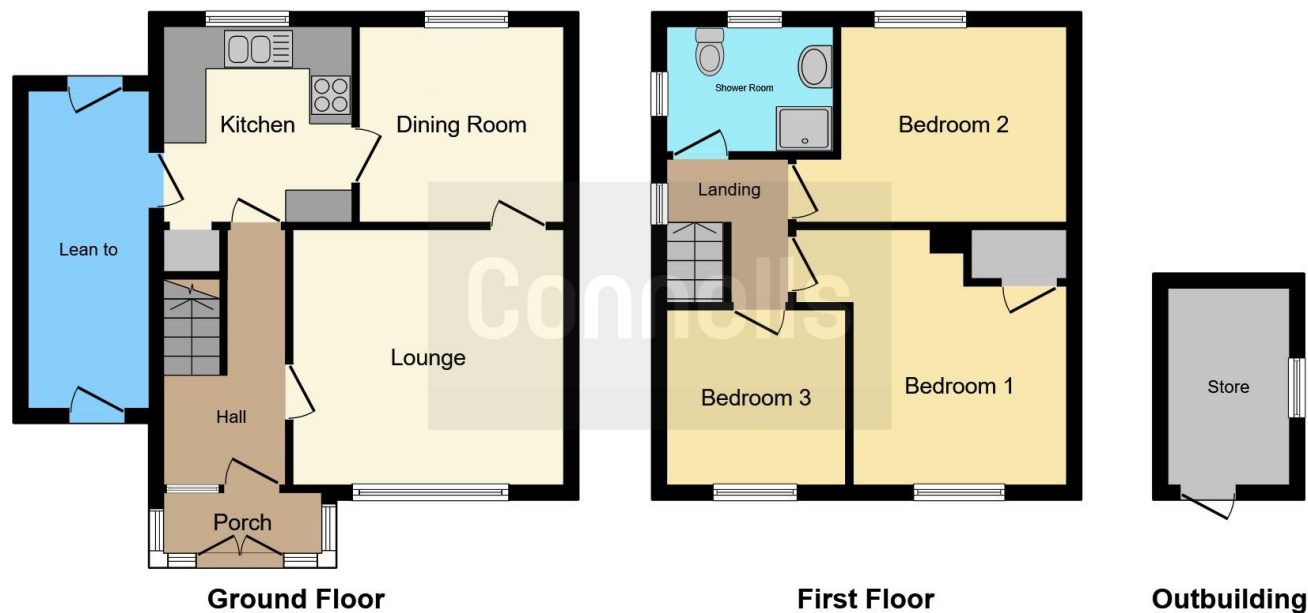
### Outside Rear

Good size enclosed rear garden with lawned area surrounding mature trees, plants and shrubs, brick built outbuilding.









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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH330953](http://connells.co.uk/Property/WVH330953)**

Tenure: Freehold



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