



Connells

Meldon Drive  
Bilston



Meldon Drive  
Bilston WV14 8BE

for sale offers in the region of  
**£95,000**



### Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch brings to you Meldon Drive, a THREE BEDROOM FLAT situated on the FIRST FLOOR in the BILSTON area of Wolverhampton. The flat boasts a LONG LEASE and is a must view for any first time buyers, investors and even families due to the spacious layout. Local to shops, schools, amenities and the Rocket Pool.

Accommodation comprises; communal entrance, entrance hallway, lounge, kitchen, bathroom and three bedrooms. Outside you'll find communal grounds, if you would like to enjoy the outdoor space.

Don't miss your chance to view this deceptively spacious flat. Call the Connells Wolverhampton branch today to arrange your viewing.

### Location And Area

Placed in Bilston with easy access to Black Country Route and adjoining M6 motorway 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. There are great transport links being only a short distance from Coseley and Tipton rail station and Midland Metro tram stations with links to Dudley, West Bromwich and Birmingham.

### Approach

Set back from the roadside with secure intercom access to the main accommodation

### Communal Hallway

Stairs rising to all floors.

### Entrance Hallway

Ceiling light point, intercom and doors leading into the lounge, kitchen, three bedrooms and bathroom.

### Lounge

16' 7" max x 11' 8" max ( 5.05m max x 3.56m max )

Double glazed window to the front, ceiling light point, electric fireplace and cupboard housing the boiler.

### Kitchen

12' 6" max x 10' 2" max ( 3.81m max x 3.10m max )

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, gas cooker point, partly tiled walls, plumbing point for washing machine, wall mounted boiler, ceiling light point and double glazed window to the front.

### Bedroom One

12' max x 12' max ( 3.66m max x 3.66m max )

Double glazed window to the rear and ceiling light point with fan.

### Bedroom Two

11' 9" x 8' 9" ( 3.58m x 2.67m )

Double glazed window to the rear and ceiling light point.

### Bedroom Three

8' 9" x 9' 3" ( 2.67m x 2.82m )

Double glazed window to the rear and ceiling light point.

### Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, partly tiled walls and ceiling light point.

### Communal Grounds

Communal grounds surround the accommodation for residents.

### Agents Note

Please note heating is via a hot air heating system.















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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81-83 Darlington Street  
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**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH330875](http://connells.co.uk/Property/WVH330875)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: WVH330875 - 0002