



**Connells**

Rounds Hill Road  
Coseley Bilston



# Rounds Hill Road Coseley Bilston WV14 8JP

for sale offers in excess of  
**£180,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this three bedrooms semi-detached family property in a popular residential location. Benefiting from no onward chain this property should be viewed to fully appreciate the accommodation on offer.

The property comprises of an entrance porch, entrance hall, lounge diner, kitchen, utility. On the first floor there are three generous bedrooms and a separate family bathroom. Externally there is a large concrete print driveway, side gated access leading to a large enclosed rear garden making this the ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Set to the south of Wolverhampton City Centre in the Coseley Area, the property is ideally situated for access to Birmingham New Road providing commuting links to Wolverhampton and Birmingham. Coseley Rail Station is only a short drive away. Excellent of local schools are nearby.

## Entrance Porch

Door to front, door to entrance hall.

## Entrance Hall

Door to porch, doors to various rooms, stairs access, radiator, understairs storage cupboard,

## Lounge

13' 4" x 10' 6" ( 4.06m x 3.20m )

Double glazed window to front, radiator, door to entrance hall.

## Dining Room

10' 8" x 11' ( 3.25m x 3.35m )

Double glazed window to rear, radiator, storage cupboards, door to entrance hall, open to kitchen.

## Kitchen

6' 2" x 7' 2" ( 1.88m x 2.18m )

Window to side, range of wall and base units with space for a cooker, integrated extractor, space for a fridge freezer, door to utility.

## Utility

5' 9" x 8' 7" ( 1.75m x 2.62m )

Window to rear, two windows to side, door to side, inset stainless steel drainer sink, space for a washing machine, door to kitchen.

## First Floor Landing

Doors to various rooms

## Bedroom One

13' 4" x 10' 2" into wardrobe ( 4.06m x 3.10m into wardrobe )

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

## Bedroom Two

11' x 11' 7" ( 3.35m x 3.53m )

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

## Bedroom Three

6' 7" x 7' 2" ( 2.01m x 2.18m )

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

## Family Bathroom

Double glazed window to rear, panelled bath, low flush toilet, pedestal sink, low flush toilet.

## Outside Front

Large concrete print driveway offering off road parking, side gated access.

## Outside Rear

Large enclosed rear garden, surrounded by a range of panelled fencing.















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**

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Tenure: Freehold



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