



Connells

Baobab Drive  
Bilston





### Property Description

Connells Wolverhampton has the delight of brining to the market this deceptively spacious and well laid out four bedroom detached family property in a popular cul-de-sac location.

Internally the property has a fantastic lay out being the ideal family property. The property currently comprises of entrance hall, lounge, kitchen diner, utility, downstairs wc, four bedrooms, en-suite, family bathroom. Externally there is a garage, large driveway to front and a good sized enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And 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.

### Entrance Hall

Double glazed door to front, door to lounge, stairs access.ps are available nearby.

### Lounge

14' 1" x 11' 2" ( 4.29m x 3.40m )

Double glazed window to front, french doors to kitchen diner.

### Entertainment Kitchen Diner

17' 10" x 18' 5" ( 5.44m x 5.61m )

French doors to rear garden, pantry storage cupboard, door to utility, door to lounge, feature breakfast bar island with a range of wall and base units, integrated oven, hob and extractor, space for a dining table, radiator, space for a dishwasher.

### Utility

5' x 4' 9" ( 1.52m x 1.45m )

Door to downstairs wc, door to kitchen, door to side.

### Downstairs Wc

Double glazed window to rear, pedestal sink, low flush toilet, radiator, door to utility area.



## First Floor Landing

Doors to various rooms, stairs to entrance hall.

## Bedroom One

14' 4" x 13' 1" ( 4.37m x 3.99m )

Double glazed window to front, storage cupboard, door to en-suite, door to landing.

## En-Suite

Shower in cubicle, low flush toilet, pedestal sink, double glazed window to side, door to bedroom one.

## Bedroom Two

12' 3" x 9' 4" ( 3.73m x 2.84m )

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

## Bedroom Three

9' 7" x 9' 4" ( 2.92m x 2.84m )

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

## Bedroom Four

9' 7" x 7' 3" ( 2.92m x 2.21m )

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

## Family Bathroom

Panelled bath, pedestal sink, low flush toilet, radiator, door to landing.

## Garage

13' 7" x 9' ( 4.14m x 2.74m )

Up and over door to front light and power.

## Outside Front

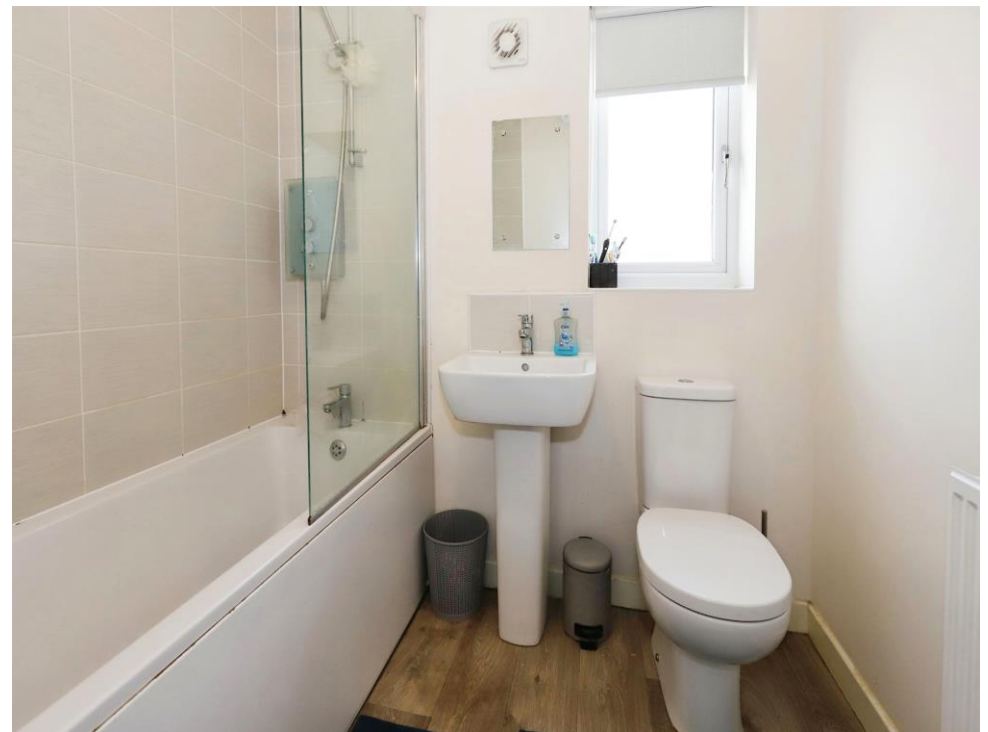
Large tarmacked driveway, block paved walk way area, pleasant views to front.

## Outside Rear

Large lawned area, large paved patio area, security lighting.











To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331313](https://connells.co.uk/Property/WVH331313)**



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