



Connells
01902 710 170
connells.co.uk
FOR SALE

Connells

Rounds Hill Road
Coseley Bilston

Rounds Hill Road Coseley Bilston WV14 8JS

for sale offers in the region of
£220,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch have the pleasure of bringing to the market this deceptively spacious and extended three bedroom semi-detached family property in a popular residential location.

The property comprises of an entrance hallway, open plan lounge / dining room, with the extension showcasing a spacious kitchen. The ground floor also offers a utility room, ground floor wc and a storage space. Heading upstairs you'll find three bedrooms and a bathroom to serve all residents and guests. Externally there is a large block paved driveway offering ample off road parking, while the rear benefits from having a rear garden.

Don't miss your chance to view this family home. Viewing is highly recommended to appreciate the accommodation on offer. Call the Connells Wolverhampton branch today to book your viewing.

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 most noteworthy of which is Christ Church C of E Primary School.

Approach

Set back from the roadside behind a block paved driveway for ample vehicles.

Porch

Door to the entrance hallway.

Entrance Hallway

Radiator, ceiling light point, stairs rising to the first floor and doors leading to the lounge/dining room.

Lounge / Dining Room

22' 8" max x 16' 6" max (6.91m max 5.03m max)

Double glazed window to the front, gas fireplace, two radiators, storage cupboard, wall light, ceiling light point, doors to the entrance hallway and access to the extended kitchen.



Extended Kitchen

13' 6" x 10' 5" (4.11m x 3.17m)

Matching wall and base units with one and a half sink and drainer with mixer tap, integrated electric oven and dishwasher, four ring gas hob with an extractor hood above, three ceiling light points, radiator, cupboard housing shelving and a wall mounted boiler , access to the lounge/dining room and door to the utility.

Utility

Plumbing point for washing machine, double glazed window to the rear, door to the rear garden, storage room and kitchen.

Storage Room

Double opening doors to the front driveway, window to the side, ceiling light point and doors to the ground floor WC and utility.

Ground Floor W.C

Low flush WC, wall mounted wash hand basin, window to the side and ceiling light point.

First Floor Landing

Double glazed window to the side, ceiling light point, loft access and doors to all bedrooms and bathroom

Bedroom One

12' 8" max x 9' 9" max (3.86m max x 2.97m max)

Double glazed window to the front, ceiling spotlights and radiator.

Bedroom Two

10' max x 10' 3" max (3.05m max x 3.12m max)

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

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m)

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

Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, ceiling light point, radiator, cupboard housing the water tank and a double glazed window to the rear.

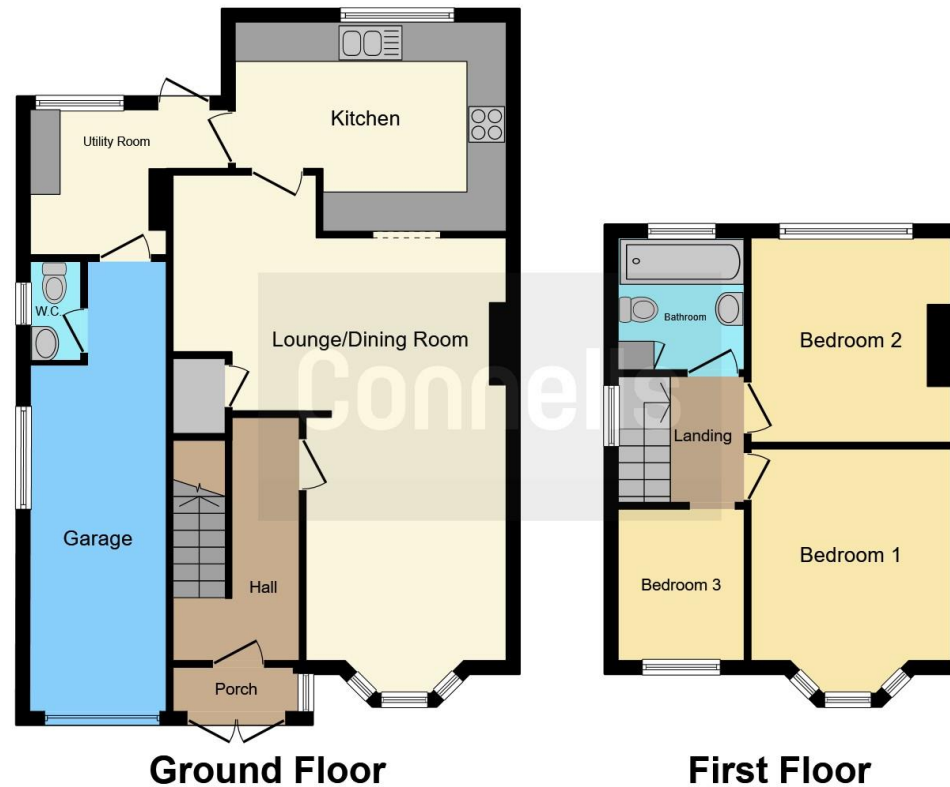
Rear Garden

Steps down to a concrete patio area with lawn and timber 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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

view this property online connells.co.uk/Property/WVH331577

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331577 - 0002