



Connells

Julie Croft  
Bilston





### Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is delighted to present to the market this one bedroom mews house situated in the Bilston area and boasts no onward chain.

Step inside to a entrance hallway leading off to both the spacious lounge and kitchen/diner. Heading upstairs you'll find a landing, generous double bedroom and a well presented bathroom. The property benefits from having electric heating and double glazing, while outside offers a communal outdoor lawned space, an allocated parking space and visitor parking spaces.

Don't miss your chance to view this fantastic and spacious one bedroom home. Perfect for first time buyers, investors and those seeking to downsize. Call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Set to the south of Wolverhampton City centre, ideally placed for access to the Birmingham New Road with commuting links to Wolverhampton, Dudley and Birmingham. The property has fantastic local schooling, most noteworthy of which is Christ Church C of E Primary School and Wednesbury Oak Academy which have both received outstanding Ofsted report. Coseley rail station is approximately 0.6 miles away.

### Approach

Set back from the roadside with an allocated parking spaces and visitor parking and communal grounds.

### Hallway

Doors leading to the lounge and kitchen and stairs leading up to the first floor.

### Lounge

14' 4" x 9' 3" ( 4.37m x 2.82m )

Double glazed window to the front, ceiling light point and electric storage heater.

### Kitchen

14' 4" max x 9' 3" max ( 4.37m max x 2.82m max )

An array of wall and base units with stainless steel sink and drainer with taps, electric cooker point, partly tiled walls, plumbing point for washing machine, space for a fridge, two ceiling light points, extractor fan and a double glazed window to the front.



## First Floor Landing

An electric storage heater, loft access, ceiling light point, cupboard housing the boiler and doors leading to the bedroom and bathroom.

## Bedroom One

12' 2" x 9' 5" ( 3.71m x 2.87m )

Double glazed window to the front, ceiling light point and an electric storage heater.

## Bathroom

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

## Agents Note

Please note that we've been notified by the vendor that there is a ground rent and site fee per annum. Please contact the branch and seek advice before occurring any costs.



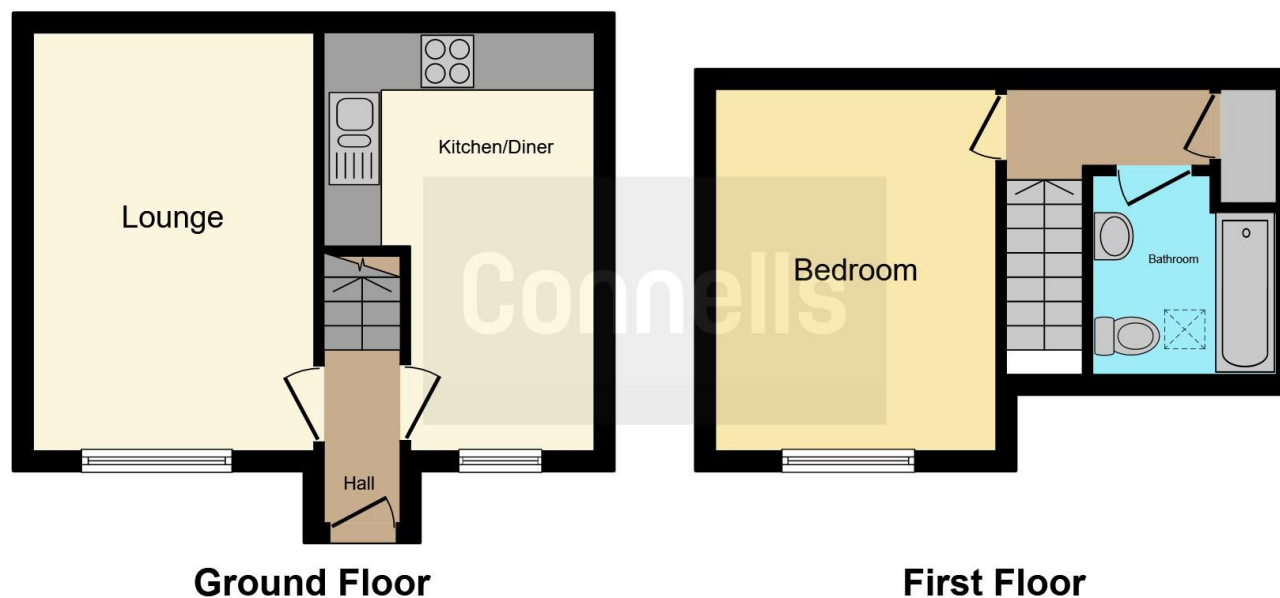












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331718](http://connells.co.uk/Property/WVH331718)**



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