



**Connells**

Castle View Road  
Bilston





### Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE and deceptively spacious three bedroom semi detached family property close to popular transport access links. Benefiting from an abundance of internal space, this property should be viewed in order to appreciate.

The property comprises of entrance porch, entrance hall, lounge, conservatory, kitchen, dining room and downstairs shower room. On the first floor there are a selection of three bedrooms and family bathroom. Externally there is a driveway, garage and rear garden.

### The Location & Area

Set to the south east of Wolverhampton City Centre in the Moxley/Bilston area ideally placed for access to Black Country Route and adjoining M6 motorways, Coseley Rail Station, Metro Station in Bilston, A41 bus route which links to Wolverhampton, Wednesbury, West Bromwich and Birmingham. There are numerous local schools, grocery shop, pharmacy, GP surgery and supermarket close by.

### Entrance Porch

Door and window to front, door to entrance hall.

### Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms.

### Lounge

21' x 13' ( 6.40m x 3.96m )  
Window to front, gas fire, central heating radiator, door to dining room, door to entrance hall, sliding door to conservatory.

### Conservatory

6' 6" x 8' 8" ( 1.98m x 2.64m )  
Glazed windows, sliding door to lounge, door to garden.

### Dining Room

11' 2" x 8' 4" ( 3.40m x 2.54m )  
Glazed sliding patio doors to rear, central heating radiator, door to entrance hall, door to kitchen, door to lounge.

### Downstairs Shower Room

Walk-in shower, low flush toilet, pedestal sink, door to kitchen.

## Kitchen

8' 9" max x 10' 7" max ( 2.67m max x 3.23m max )

Double glazed window to rear, a range of wall and base units, door to dining room, double glazed door to rear.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 3" x 10' 5" ( 3.73m x 3.17m )

Double glazed window to front, central heating radiator, integral airing cupboard, door to first floor landing.

## Bedroom Two

9' 2" x 8' 4" ( 2.79m x 2.54m )

Double glazed window to rear, central heating radiator, wash basin set in a vanity unit, door to first floor landing.

## Bedroom Three

8' x 8' 8" ( 2.44m x 2.64m )

Double glazed window to front, central heating radiator, door to first floor landing.

## Family Bathroom

Double glazed window to rear and side, panelled bath with electric shower, low flush toilet, wash hand basin, central heating radiator, door to first floor landing.

## Garage

11' 3" x 15' 7" ( 3.43m x 4.75m )

Electric up and over door to front, door to kitchen.

## Outside Front

Driveway to front and garden area to front.

## Outside Rear

Brick built storage area with overhead electric lighting and mains sockets, a range of patio areas, plants, trees and shrubs.

## Agents Note

The Vendors advises there is a mine shaft within the vicinity in one of the neighbouring properties garden. Please take advice for incurring any costs. The Vendor has provided the following information: previous coal mining searches and reports (1982 & 1983) revealed this property is in an area where historically coal mining activities have been carried out at vert shallow depths, all prior to 1900. The reports confirm the property is clearer of disused mine shafts and adits on NCB records.



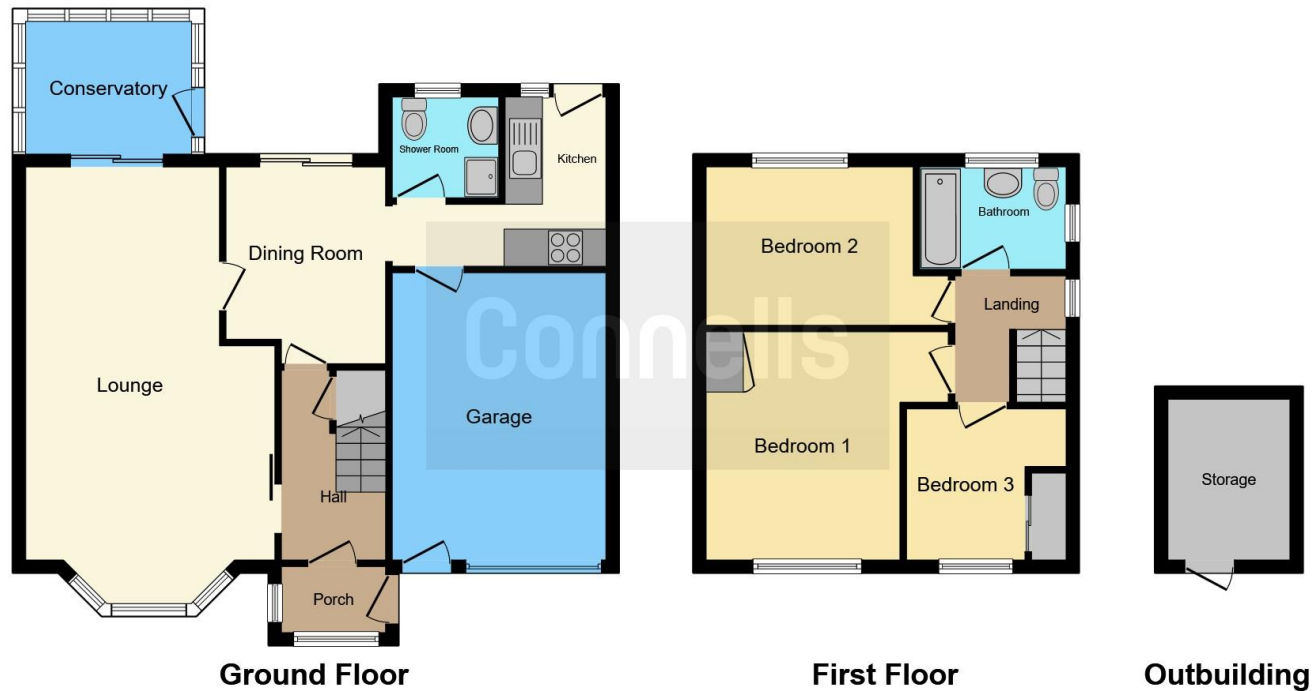












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331987](http://connells.co.uk/Property/WVH331987)**



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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.

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