



Connells
FOR SALE

Connells

Tilia Grove
Bilston



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculate and showhome presented three bedroom link detached family property in a cul-de-sac location. One of the key selling points of this property is the cul-de-sac location and close proximity to popular Metro access link to both Wolverhampton and Birmingham City centres. Viewing is highly recommended.

The property benefits from entrance hall, 17ft lounge, modern fitted kitchen and downstairs wc. On the first floor there are three bedrooms, en-suite shower room and family bathroom. Externally there is off road parking to front, lawned garden area to side and to the rear is a generous rear garden ideal for family bathroom.

The Location & Area

Situated to the south of Wolverhampton City Centre with easy access to Bilston Town Centre on a modern popular residential estate with easy access to both Birmingham New Road and Black Country Route offering fantastic commuting links including Coseley Rail Station.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

Lounge

17' 1" x 9' 2" (5.21m x 2.79m)

Double glazed window to front, french doors to rear, central heating radiator, door to entrance hall.

Kitchen Diner

17' 1" x 9' 4" (5.21m x 2.84m)

Double glazed window to front, french doors to rear, a range of stylish wall and base units with integrated oven, hob and extractor, integrated fridge freezer, plumbing for washing machine, inset stainless steel sink double glazed bay window to side, feature tiled floor, space for dining table and chairs, central heating radiator, door to entrance hall.

Downstairs Wc

Double glazed window to rear, low flush toilet, pedestal sink, extractor fan, door to entrance hall.

First Floor Landing

Double glazed window to rear, doors to various rooms, storage cupboard.

Bedroom One

8' 11" x 10' (2.72m x 3.05m)

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

En-Suite

Double glazed window to front, shower cubicle with electric shower, low flush toilet, pedestal sink, heated towel rail, door to Bedroom One.

Bedroom Two

9' 6" x 9' 3" (2.90m x 2.82m)

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

Bedroom Three

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

Double glazed window to rear and side, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, central heating radiator, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Outside Front

Block paved driveway to front providing off road parking to two cars, lawned garden area to side.

Outside Rear

Generous enclosed rear garden, lawned area, surrounding panelled fences, side gated access.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332022



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: WVH332022 - 0004