



Connells

Hall Grove
Bilston



Property Description

Connells Wolverhampton have the delight to bring to the market this fabulous three bedroom semi-detached family property in a cul-de-sac location. Benefitting from no onward chain this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, dining room, modern fitted kitchen. On the first floor there are a selection of three well proportioned bedrooms and a separate family shower room.

Externally there is a large driveway and garden to front, good sized enclosed rear garden ideal for those with children.

Viewing is highly recommended and should be viewed in order to appreciate the accommodation on offer.

Location And Area

Set to the south of Wolverhampton City Centre in the Coseley Area ideally placed for access to Coseley Rail Station, Birmingham New Road providing commuting links to Wolverhampton and Birmingham. There are numerous local schools most noteworthy of which are Christ Church C of E Primary School and Manor Primary School both of which have received Outstanding Ofsted reports

Entrance Porch

Double glazed door to front, door to entrance hall

Entrance Hall

Radiator, stairs access, doors to various rooms.

Lounge

12' 9" x 12' 1" (3.89m x 3.68m)

Double glazed bay window to front, radiator, gas fire door to entrance hall, door to dining room.

Dining Room

10' 3" x 10' 4" (3.12m x 3.15m)

Door to lounge, door to kitchen, double glazed window to rear, radiator, gas fire.

Modern Fitted Kitchen

12' 7" x 7' 11" (3.84m x 2.41m)

Double glazed window to rear, double glazed window to side, radiator, range of stylish wall and base units with an inset stainless steel drainer sink, space for various appliances as well as a free standing cooker, plumbing for washing machine, feature tiled splashbacks, door to entrance hall.

Rear Lobby

Two doors to side, door to downstairs wc

Downstairs Wc

Low flush toilet.



First Floor Landing

Loft access, doors to various rooms, double glazed window to side.

Bedroom One

12' 11" x 11' 1" (3.94m x 3.38m)

Double glazed window to front, radiator door to landing.

Bedroom Two

11' 6" x 12' (3.51m x 3.66m)

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

Bedroom Three

9' 7" x 7' 6" (2.92m x 2.29m)

Double glazed window to side, door to landing.

Shower Room

Double glazed window to side, radiator. electric shower in cubicle, pedestal sink, low flush toilet, door to landing.

Outside Front

Large driveway offering ample off road parking, large lawned garden area to the front and the side area offering potential for an extension of the driveway stpp.

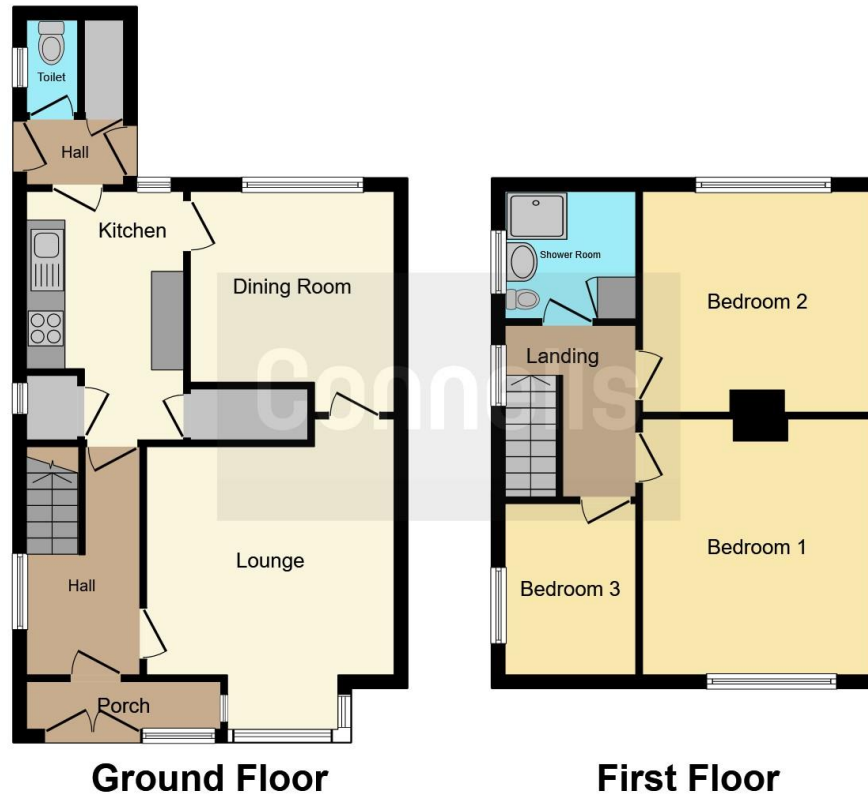
Outside Rear

Good sized enclosed rear garden, lawned with a range of mature plants, trees and shrubs, panelled 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

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EPC Rating: D

Tenure: Freehold

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