







### Property Description

The award winning Connells Wolverhampton branch is delighted to bring to the market this well presented three / four bedroom semi detached family home, situated in a popular cul-de-sac in Bilston.

As you enter you'll be greeted with a hallway which leads into a spacious lounge / dining area which wraps round into an open plan kitchen. The ground floor also boasts a converted garage which could be used as a fourth bedroom / play room or office. An added benefit is the ground floor shower room, ideal for guests staying or those needing ground floor access. Heading upstairs and you'll find three bedrooms and a modern and stylish bathroom.

Outside to the front is off road parking, while the rear boasts a garden ideal for gardening enthusiasts.

Viewings are highly recommended to appreciate the accommodation on offer. Situated near to schools, shops, amenities and transport links, this home would be suitable for first time buyers, small families and investors.

Call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Set to the south of Wolverhampton in the Coseley Area ideally situated for access to Birmingham New Road with commuting links to Birmingham and Wolverhampton, a short distance away from Coseley Rail Station, numerous local schools.

### Approach

Off road parking to front.

### Entrance Porch

Double glazed window to front, door to entrance hall.

### Entrance Hall

Stairs to first floor landing, door to lounge/ dining room, radiator.

### Lounge/ Dining Room

20' 4" max x 11' 10" max ( 6.20m max x 3.61m max )

Double glazed window to front, log burner, two radiators, double glazed sliding door to rear garden, open to kitchen.

### Kitchen

9' 8" x 6' 9" ( 2.95m x 2.06m )

Double glazed window to rear and side, free standing stainless steel cabinets, stainless steel double sink with mixer tap, electric four ring hob, integrated electric oven, plumbing point for washing machine, pantry cupboard housing the meters, door to lobby.

### Office/ Bedroom Four

9' 8" x 6' 9" ( 2.95m x 2.06m )

Double glazed window to rear and side, free standing stainless steel cabinets, stainless steel double sink with mixer tap, electric four ring hob, integrated electric oven, plumbing point for washing machine, pantry cupboard housing the meters, door to office/ bedroom four.

## Lobby

Radiator, boiler cupboard, door to rears, shower room and office/ bedroom four.

## Ground Floor Shower Room

Shower cubicle, low flush wc, wash hand basin, radiator, double glazed window to rear.

## Bedroom Four/ Office

11' 8" x 7' 8" ( 3.56m x 2.34m )

Double glazed window to front, radiator.

## First Floor Landing

Double glazed window to side, doors to bedrooms and bathroom.

## Bedroom One

10' 5" x 9' 9" ( 3.17m x 2.97m )

Double glazed window to front, radiator.

## Bedroom Two

11' 9" x 9' 6" ( 3.58m x 2.90m )

Double glazed window to rear, radiator.

## Bedroom Three

8' 2" x 6' 9" ( 2.49m x 2.06m )

Double glazed window to front, radiator, fitted cupboard.

## Bathroom

Panelled bath with shower attachments, low flush wc, wash hand basin partly tiled walls, heated towel rails, double glazed window to rear.

## Outside Rear

Paved patio area with sheltered veranda above, steps to a lawned area with flower beds, timber shed and green house.



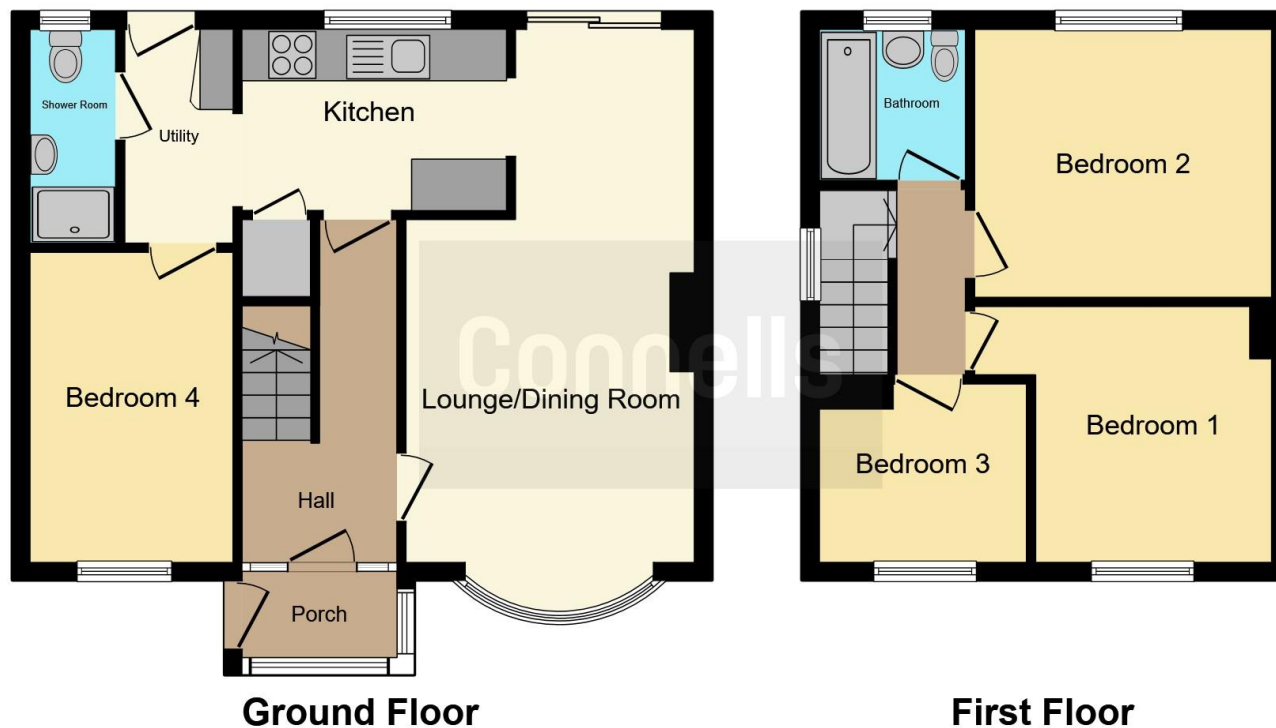












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/WVH332262](http://connells.co.uk/Property/WVH332262)



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