



Russell Road
Bilston WV14 6NS

for sale offers in the region of
£180,000



Property Description

Connells Wolverhampton bring to the market this fantastic two bedroom semi-detached family home, which would be of particular interest to first time buyers.

The property comprises of small entrance hall, lounge, modern fitted kitchen, conservatory, two good sized bedrooms and a family bathroom. The property also has the additional benefit of a large entertainment games room/ bar which has been constructed to the rear of the property.

The property has been highly maintained by the current vendors and is in move in condition. Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the south east of Wolverhampton City Centre this property is ideally placed for access to Black Country Route and adjoining Birmingham New Road. The property is a short distance away from Wolverhampton Rail Station and nearby numerous local schools.

Approach

Picket fencing with gate leading to a paved path leading to the main accommodation with gravelled front garden.

Entrance Hallway

Radiator, stairs to first floor, door to lounge.

Lounge

13' 7" max x 11' 3" max (4.14m max x 3.43m max)

Double glazed window to front, electric fireplace, radiator, doors to hallway and kitchen.

Kitchen

14' 7" x 5' 8" (4.45m x 1.73m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, four ring gas hob, integrated electric double oven, plumbing point for washing machine, space for dryer, storage cupboard housing a double glazed window to side, doors to lounge and conservatory, double glazed windows to rear and side.

Conservatory

15' 4" x 11' 7" (4.67m x 3.53m)

Double glazed windows, ceiling fan, radiator, french doors to rear garden.

First Floor Landing

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

Bedroom One

14' max x 9' 8" max (4.27m max x 2.95m max)

Double glazed windows to front and side, storage cupboards, radiator.

Bedroom Two

10' 6" max x 8' 4" max (3.20m max x 2.54m max)

Double glazed window to rear, radiator.

Bathroom

Panelled bath with electric shower over, was hand basin unit, low flush wc, tiled walls, radiator, double glazed window to side and storage cupboard housing the wall mounted boiler.

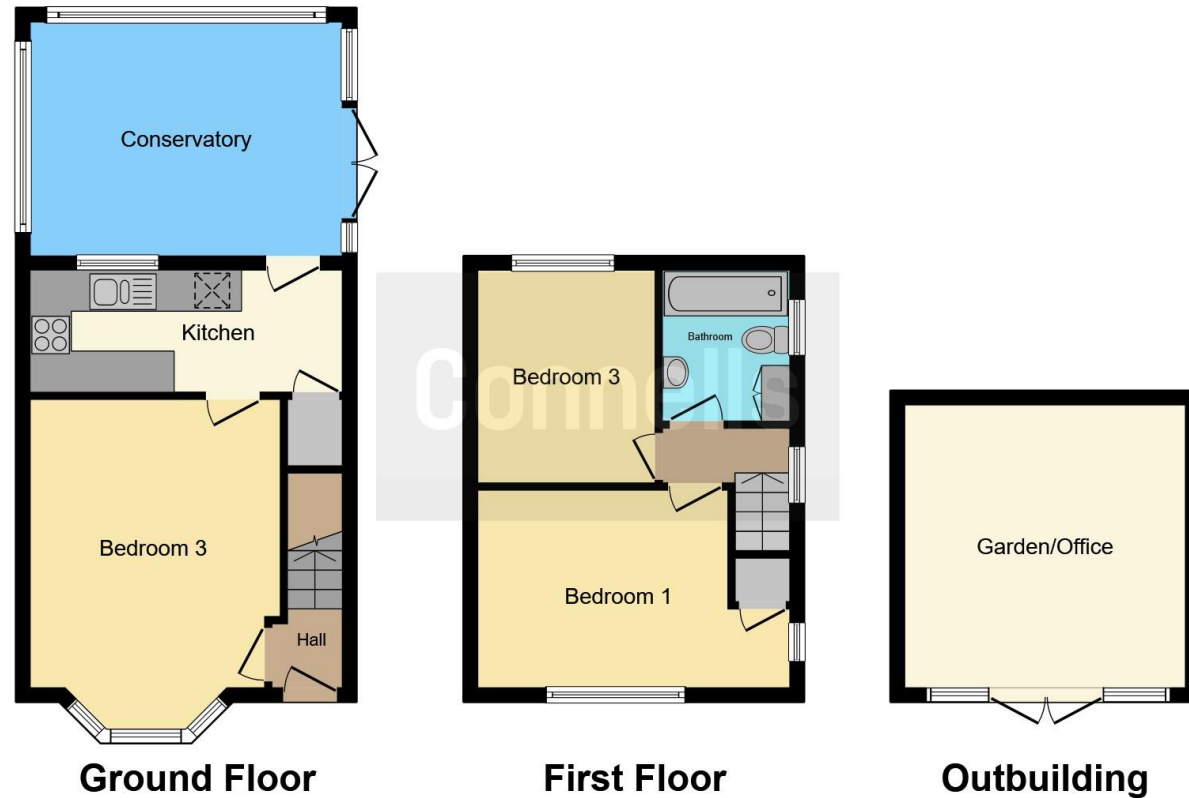
Outside Rear

Decking area with artificial lawn, side gate, outside tap point, access to the outbuilding/ games room.









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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331079



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: WVH331079 - 0007