



**Connells**

Lansdowne Road  
Bilston





## Property Description

Upon entry you have a storm porch, hallway with plenty of storage and access to a ground floor WC.

The ground floor also offers a spacious living room with a feature wall display & remote controlled electric fire. To the rear is another sitting / dining room, overlooking the large rear garden. The modern kitchen is well equipped with integrated appliances and a door to side leading to the garden.

On the first floor, the landing leads to three double bedrooms and a new family bathroom. The landing has loft access with pull down ladders for useful storage.

Externally to the front is a very generous driveway, with gates to side leading to a large block paved area and even more space for parking. With a large lawn area. The garden is of good size, and is ideal to extend STPP.

## Location And Area

Offering fantastic commuting access to Birmingham, Wolverhampton and Willenhall areas, just a stone's throw away from the Moseley Road linking to the Black Country route and M6 motorways.

## Storm Porch

Door to front, double glazed door wooden door to entrance hall.

## Entrance Hall

Understairs storage cupboard, central heated radiator, doors to various rooms.

## Lounge

13' 6" x 13' 4" ( 4.11m x 4.06m )

Double glazed bay window with fitted blinds, parquet flooring, feature tiled wall, spotlights, central heating radiator.

## Dining Room

11' 2" x 11' ( 3.40m x 3.35m )

Double glazed patio doors to rear, two radiators.

## Ground Floor Wc

Double glazed window to front, fitted blinds, storage area, low flush wc, was hand basin.

## Utility

Work surface, electric points and space for domestic appliances.

## Kitchen

12' 5" x 17' 11" ( 3.78m x 5.46m )

Double glazed window, fully fitted kitchen with a range of wall and base units, complimentary tiling and tiled floor, work surfaces, sink drainer, electric induction hob with extractor fan over, integrated electric oven, microwave, central heated radiator, double glazed wooden door leading to garden.

## First Floor Landing

Stairs to entrance hall, double glazed window, doors to various rooms, loft access having pull down ladders, partial boarding and lighting. First Floor Landing

## Bedroom One

13' 5" x 13' 3" ( 4.09m x 4.04m )

Double glazed bay window, spotlights, downlights, free standing wardrobe, central heated radiator.

## Bedroom Two

11' 5" x 11' ( 3.48m x 3.35m )

Double glazed window, radiator, spotlights, free standing wardrobe.

## Bedroom Three

6' x 10' 11" ( 1.83m x 3.33m )

Double glazed window, radiator.

## Bathroom

Double glazed window, bath with shower over, low level wc, extractor fan, radiator, complimentary tiling, wash hand basin.

## Outside Front

Large driveway with ample off road parking, gated side access to the rear garden.

## Outside Rear

Block paved driveway accessible from the front, patio, lawned area, slate area.

## Agents Note

There is solid wooden doors throughout the property, the large free standing wardrobes are negotiable within the purchase price, the lounge and wc have fitted blinds included in the price and curtain rails. Please confirm within offer for remaining items.



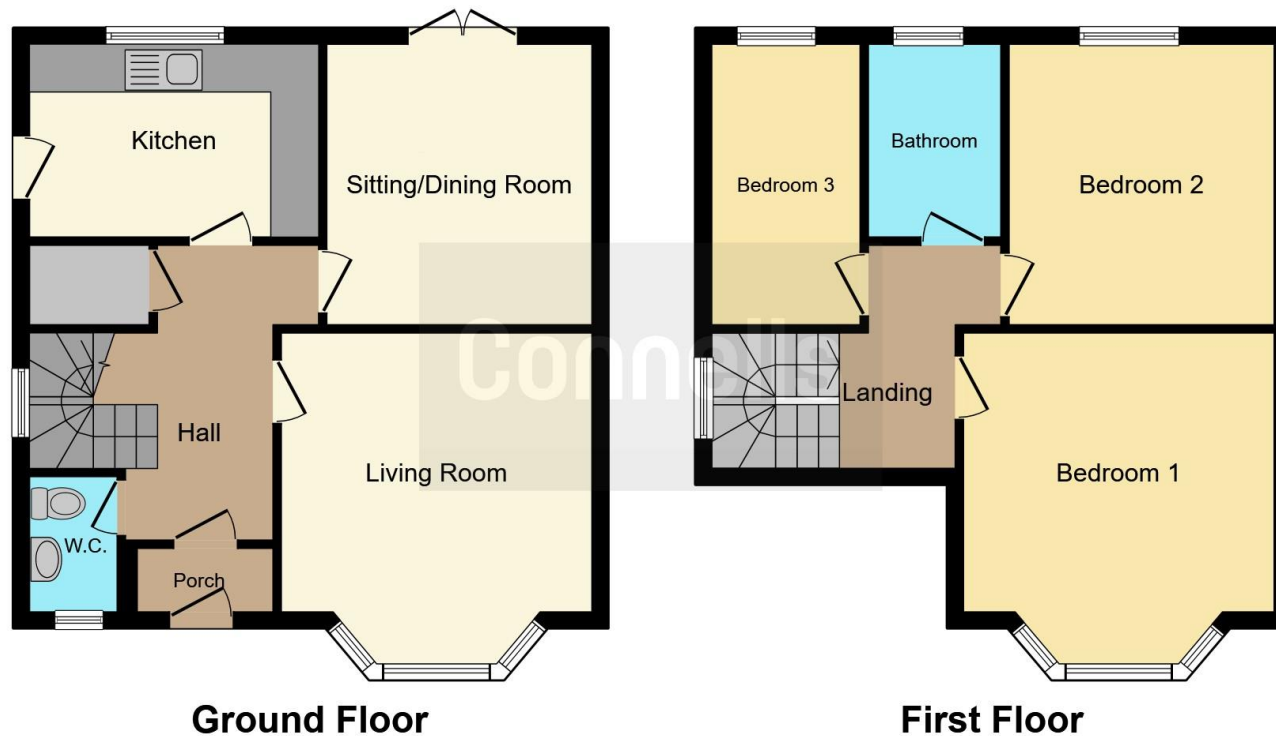












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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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