



**Connells**  
connells.co.uk 01902 710 170  
**FOR SALE**





## Property Description

The Award Winning Connells Wolverhampton Branch are delighted to bring to the market this three bedroom semi detached family home in the popular area of Bilston near to popular schooling and boast planning permission for a rear extension. The property has the added benefit of a ground floor shower room. Viewings is highly recommended to appreciate the accommodation and size on offer, call Connells Wolverhampton today to book a viewing.

Internally the property comprises of porch leading to an inviting entrance hall, spacious lounge within dining area and a well appointed kitchen. The property comprises also has a utility room with the added benefit of a ground floor shower room. Heading upstairs you will find three generous size bedrooms and a modern family bathroom. Outside to the front is artificial lawned front garden with off road parking for ample vehicles, while the rear is a low maintenance paved patio area and decking area.

## The Location & 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.

## Approach

Set back from the roadside behind off road parking, artificial lawn.

## Porch

Wall mounted boiler, ceiling light point, door to entrance hall.

## Entrance Hall

Double glazed window to front, ceiling light point, central heating radiator, stairs rising to first floor, door to lounge diner and kitchen.

## Lounge Diner

23' 5" into bay x 12' max ( 7.14m into bay x 3.66m max )

Double glazed window to front, two ceiling light points, two wall lights, two central heating radiators, door to hallway, French doors to rear garden.

## Kitchen

9' 6" x 7' 5" ( 2.90m x 2.26m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated oven and microwave, four ring gas hob, extractor hood, heated towel rail, ceiling lighting point, pantry cupboard, door to utility, double glazed window to rear.

## Utility Room

17' 7" x 5' 2" ( 5.36m x 1.57m )

Double glazed window to rear, plumbing for washing machine, ceiling light point, central heating radiator, doors to kitchen, rear garden and ground floor shower room.

## Ground Floor Shower Room

Shower cubicle, vanity wash hand basin, heated towel rail, ceiling light point, extractor fan, double glazed window to front.

## First Floor Landing

Doors to various rooms.

## Bedroom One

13' x 12' ( 3.96m x 3.66m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Bedroom Two

12' x 10' ( 3.66m x 3.05m )

Double glazed window to front, central heating radiator, ceiling light point.

## Bedroom Three

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

Double glazed window to rear, central heating radiator, ceiling light point.

## Bathroom

Double glazed window to front, bathtub with shower jet and monsoon shower head, low flush wc, wall mounted wash hand basin unit, part panelled walls, heated towel rail, extractor fan.

## Outside Rear

Paved patio area, decking area, outside tap point, timber shed.

## Agents Note

There is planning permission for a 6m x 6m single storey rear extension. Please call the branch for further details.

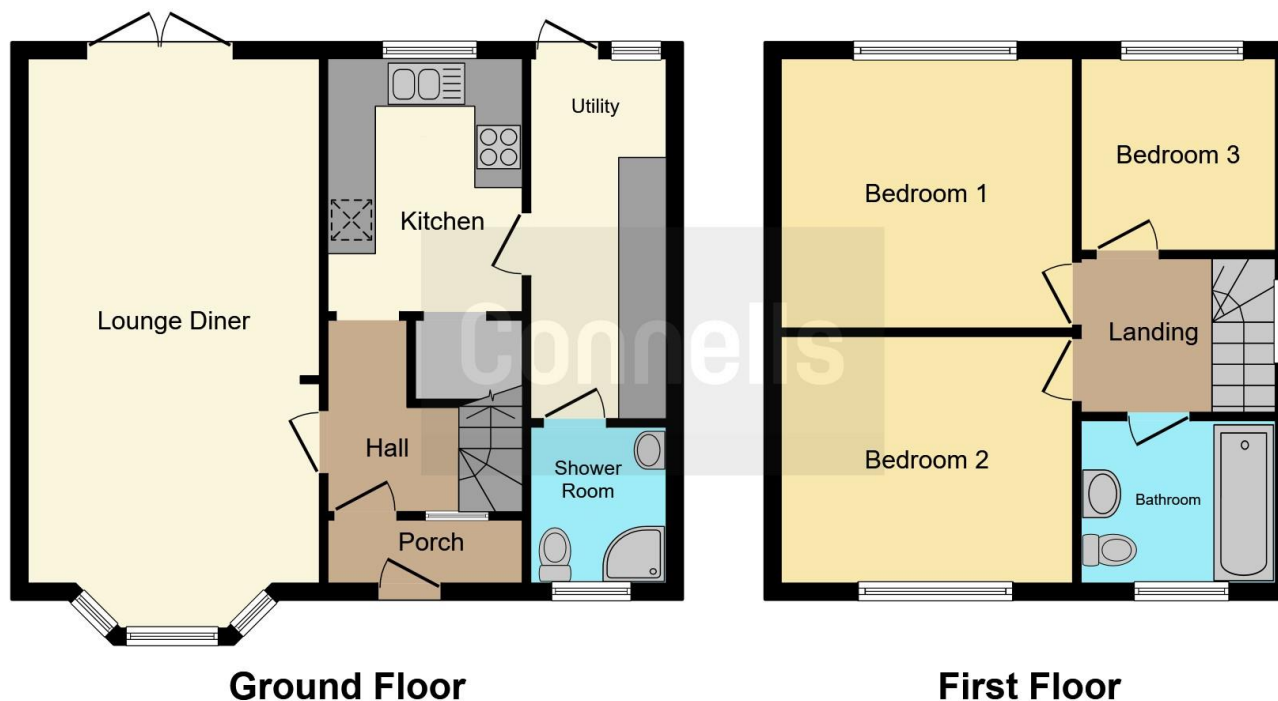












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto: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/WVH333274](http://connells.co.uk/Property/WVH333274)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH333274 - 0003