







### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive four bedroom detached family property in a popular residential location. Benefiting from an abundance of internal space, this property must be viewed to fully understand and appreciate.

The property comprises of entrance hall, lounge, large entertainment style kitchen diner and downstairs wc. On the first floor there are a selection of well proportioned bedrooms, master en-suite shower room and family bathroom. Externally there is a driveway, garage, front and rear garden.

### The Location & Area

Set to the south east of Wolverhampton city centre in the Bilston area with easy access to the Black Country route and adjoining M6 motorway for commuters. A short distance away from Coseley rail station and the nearby local Morrisons is only a short drive away. The property is also close to local schools.

### Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, doors to various rooms.

### Lounge

14' 3" x 10' ( 4.34m x 3.05m )

Double glazed bay window to front, central heating radiator, door to entrance hall.

### Entertainment Kitchen Diner

19' 1" x 17' 3" ( 5.82m x 5.26m )

A range of wall and base units, integrated oven, hob and extractor, integrated appliances, breakfast bar, space for dining table and chairs, laundry area with plumbing for washing machine, space for dryer and storage, central heating radiator, double glazed french doors to rear, double glazed skylights, door to entrance hall,

### Downstairs Wc

Double glazed window to front, low flush toilet, wash hand basin.



## First Floor Landing

Doors to various rooms.

## Bedroom One

17' 4" x 9' 3" ( 5.28m x 2.82m )

Double glazed window to front and rear, two central heating radiators, door to first floor landing, door to en-suite.

## En-Suite

Shower cubicle with a mixer shower, wash hand basin, low flush toilet, door to Bedroom One.

## Bedroom Two

9' 7" x 11' 11" ( 2.92m x 3.63m )

Double glazed window to rear, central heating radiator, door to first floor landing,

## Bedroom Three

10' x 8' 5" ( 3.05m x 2.57m )

Double glazed window to front, central heating radiator, door to first floor landing,

## Bedroom Four

6' 7" x 8' 4" ( 2.01m x 2.54m )

Double glazed window to front, central heating radiator, door to first floor landing,

## Family Bathroom

Double glazed window to side, panelled bath, shower cubicle, pedestal sink, low flush toilet, door to first floor landing.

## Garage

Up and over door to front, door to rear, insulated and plastered, power.

## Outside Front

Lawned area, paved pathway, a range of plants, trees and shrubs, large tarmac driveway proving off road parking.

## Outside Rear

Good size enclosed rear garden which is mostly lawned, water tap, power, light.



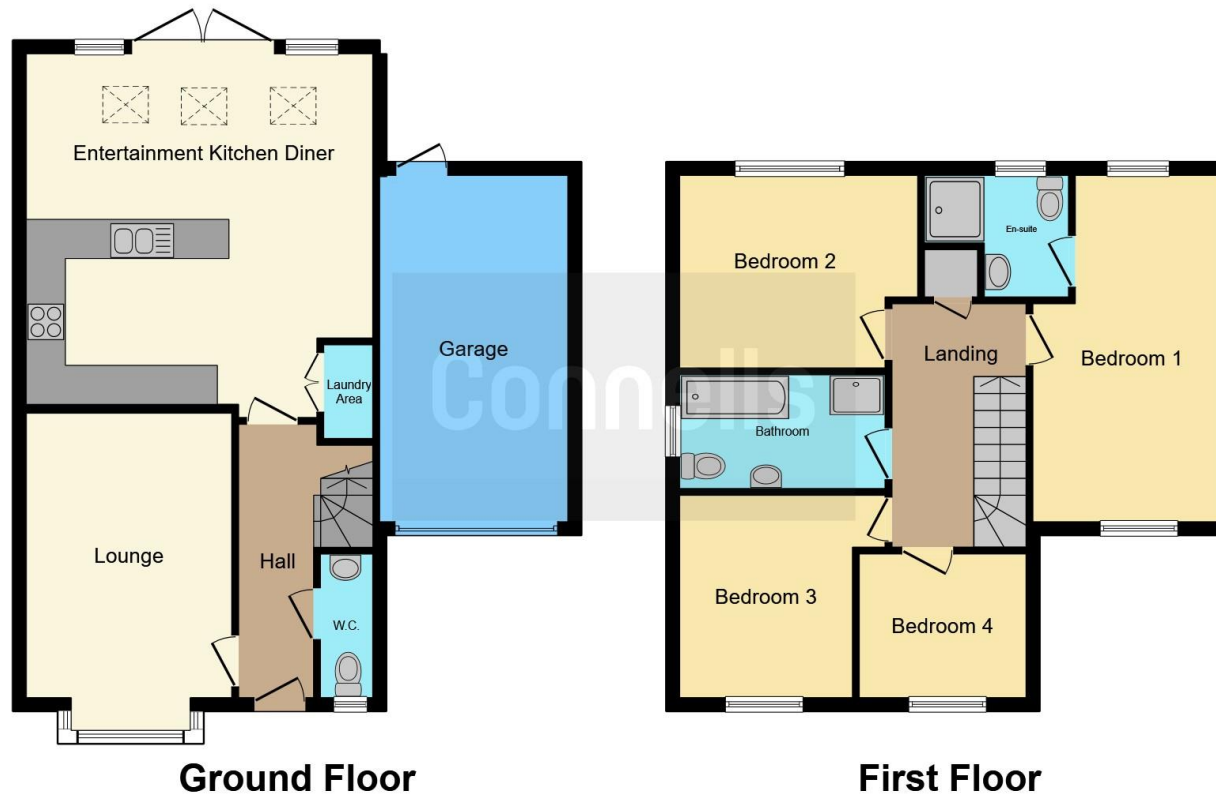












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333427](http://connells.co.uk/Property/WVH333427)**



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: WVH333427 - 0006