







### Property Description

Connells Wolverhampton bring to the market this superb three bedroom three story modern semi detached property. Benefiting from being tucked away in a cul-de-sac this property is in immaculately condition and must be viewed to appreciate.

Internally the property has a 31ft open plan kitchen lounge diner with feature double width Velux skylights, downstairs wc, three good size bedrooms, en-suite shower room and family bathroom.

Externally there is generous off road parking with electric car charging point and an enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### 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

Doors to various rooms, central heating radiator.

### Downstairs Wc

Double glazed widow to front, low flush toilet, pedestal sink, central heating radiator, door to entrance hall.

### Kitchen Lounge Diner

31' 2" x 12' 8" ( 9.50m x 3.86m )

Double glazed french doors to rear, double width skylights to rear, double glazed window to front and side, a range of wall and base units with roll top work surfaces, one and half stainless steel drainer sink, integrated fridge freezer, double oven, five ring gas burner, integrated oven, extractor fan, boiler cupboard, central heating radiator, door to entrance hall.



## First Floor Landing

Door to various rooms. stairs to entrance hall, stairs to second floor.

## Bedroom Two

13' x 8' ( 3.96m x 2.44m )

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

## Bedroom Three

6' 3" x 9' 5" ( 1.91m x 2.87m )

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

## Bathroom

Double glazed window to side, panelled bath with mixer shower, low flush toilet, wash hand basin, column radiator, door to first floor landing.

## Second Floor

## Bedroom One

14' 7" x 13' ( 4.45m x 3.96m )

With restricted head height. Four double glazed skylights to front with fitted blinds, central heating radiator, door to en-suite.

## En-Suite

Double glazed window to rear, shower cubicle with mixer shower, low flush toilet, wash hand basin, central heating radiator, door to Bedroom One.

## Outside Front

Small courtyard style garden to front, side tarmac driveway providing off road parking, electric car charging point, gated side access leading to the rear garden.

## Outside Rear

Large lawned area, small paved patio area, outside tap, security light.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



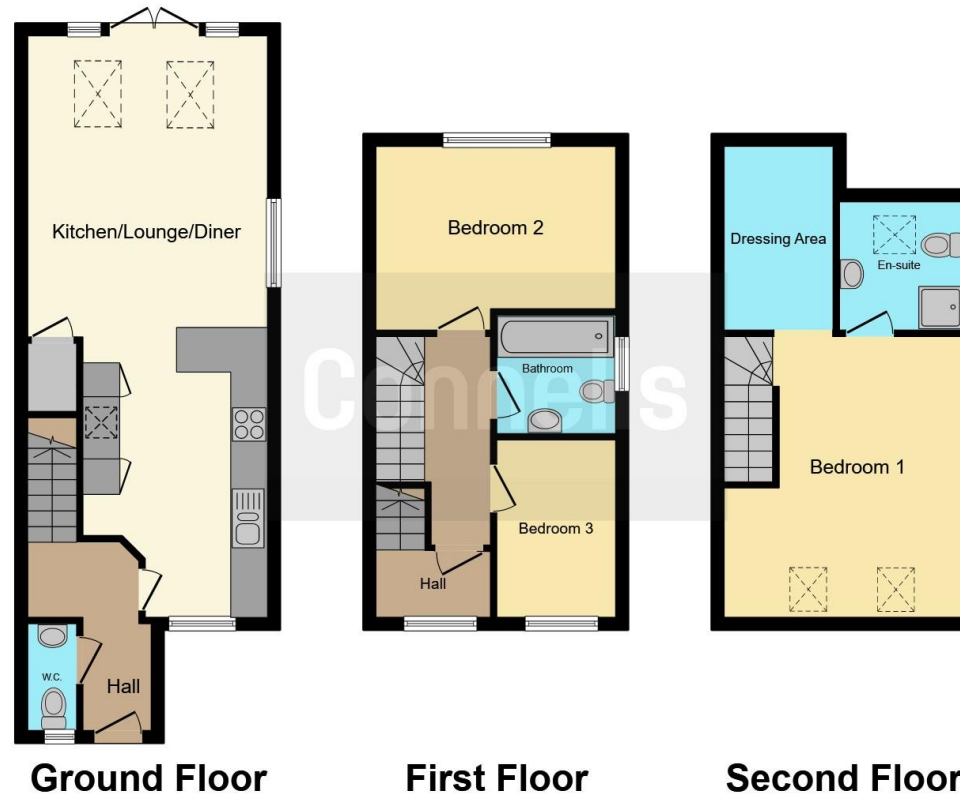












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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Property Ref: WVH333695 - 0003