



**Connells**

Marbury Drive  
Bilston



### Property Description

Connells Wolverhampton have the delight to bring to the market this well presented three bedroom, three story modern town house, benefiting from no onward chain this property must be viewed in order to fully appreciate.

The property comprises of an entrance hall, large entrance style lounge dining room, modern fitted kitchen, downstairs wc. On the first floor there are two bedrooms and a family bathroom whilst to the top floor there is a master bedroom with dressing room and en-suite shower room. Externally there is a garage, driveway to front, front and rear garden as well as a timber constructed outbuilding and feature outdoor entertainment dining area.

Viewing is highly recommended to appreciate the accommodation on offer.



### Location And Area

This property is conveniently located for Bilston, Willenhall & Wolverhampton city centre, and is also a short distance from local schools.

### Entrance Hall

Double glazed door to front, doors to various rooms, stairs access.

### Kitchen

Double glazed window to front, range of stylish wall and base units with inset oven, hob and extractor, inset sink, space for various appliances and door to entrance hall.

### Downstairs Wc

Low flush toilet, wash hand basin, double glazed window to front.

### Entertainment Lounge Diner

Double glazed french doors to rear, radiator, electric fire, door to the entrance hall.

## First Floor Landing

Doors to various rooms, stairs to second floor.

## Dressing Area

Range of fitted units, skylight and door to ensuite.

## Bedroom Two

Two double glazed windows to front, radiator, door to landing.

## En-Suite

Shower in a cubicle, low flush toilet, pedestal sink, skylight, door to dressing area.

## Bedroom Three

Double glazed window to rear, radiator, door to landing.

## Garage

Up and over door to front, door to rear garden.

## Bathroom

Pedestal sink, low flush toilet, panelled bath, double glazed window to side, door to landing.

## Outside Front

Driveway to front with off road parking, lawned area with raised sleeper planter bed.

## Outside Rear

Highly maintained rear garden surrounded by a range of panelled fencing with a feature seating area, paved patio area and pergola, detached timber garden room with light and power.

## Second Floor Landing

Door to bedroom one

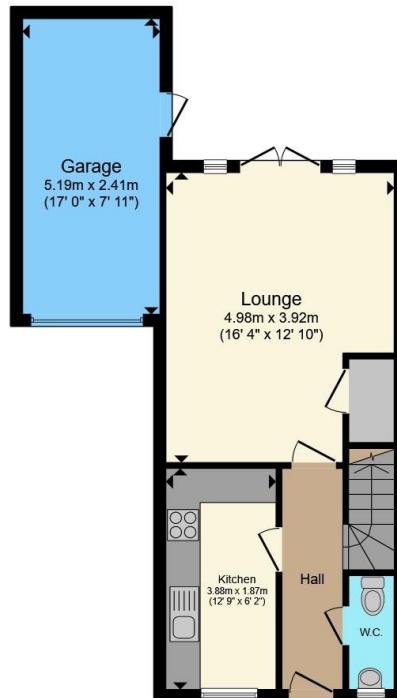
## Bedroom One

Double glazed window to front, open to the dressing area.

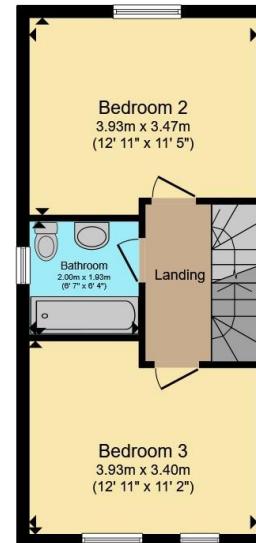








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 115.8 m<sup>2</sup> (1,246 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334119](http://connells.co.uk/Property/WVH334119)**



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