



Connells

Hannah Road
Bilston



Property Description

Connells Wolverhampton bring to the market this extended three bedroom semi detached family property offered with NO ONWARD CHAIN. Internally the property has a good and traditional layout and has been extended to further increase the living space and must be viewed in order to appreciate. The property has been maintained to a good standard would benefit from some modernisation.

The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, side utility, sitting room and downstairs wc. To the first floor there are three bedrooms and family shower room. Externally there is front and rear garden with DETACHED GARAGE TO REAR.

The Location & Area

Placed in Bilston with easy access to Black Country Route and adjoining M6 motorway, equidistant from Coseley and Tipton Rail Station and boasting fantastic local schools most noteworthy of which is Wednesbury Oak Academy Primary School which has received an Outstanding Ofsted report. Also the property is only a short distance away from the pleasant Rocket Pool.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to front, doors to various rooms, stairs to first floor landing.

Lounge

10' 8" plus bay x 14' into recess (3.25m plus bay x 4.27m into recess)

Double glazed bay window to front, central heating radiator, gas fire, open to dining room.

Dining Room

8' 11" x 9' 7" (2.72m x 2.92m)

Double glazed window to rear, double glazed french door leading to sitting room, open to lounge.

Sitting Room

10' x 10' 7" (3.05m x 3.23m)

French doors to dining room, double glazed window to rear.

Kitchen

14' 10" x 8' 3" (4.52m x 2.51m)

Double glazed window to rear, one and half stainless steel sink drainer sink, integrated oven, extractor fan, gas hob, a range of wall and base units, space for dishwasher, space for fridge freezer, door to entrance hall.

Guest Wc

Low flush toilet, wash hand basin, extractor fan, towel rail, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

10' 8" x 11' 1" (3.25m x 3.38m)

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

Side Utility

With a range of base units, access to garden, door to kitchen.

Bedroom Two

10' 4" x 12' (3.15m x 3.66m)

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

Bedroom Three

7' 7" x 9' 7" (2.31m x 2.92m)

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

Family Shower Room

Double glazed window to rear, shower cubicle with mixer shower, extractor fan, low flush toilet, pedestal sink, door to first floor landing.

Outside Front

Raised lawned area, with a range of trees, plants and shrubs, pathway to front.

Outside Rear

Mature plants, trees and shrubs, pathway to rear garage

Garage

15' 8" x 9' 11" (4.78m x 3.02m)

Shared access, up and over door to front, light, power and door to garden

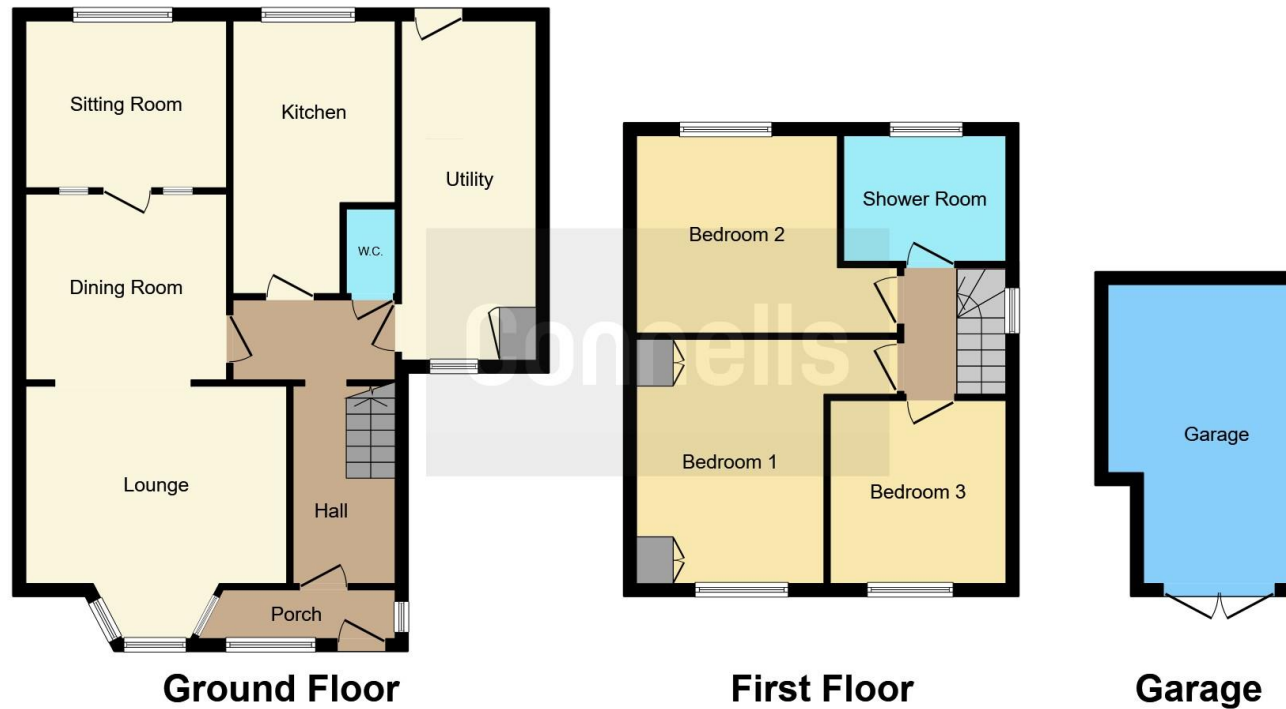
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E

view this property online connells.co.uk/Property/WVH327768

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH327768 - 0002