



**Connells**

Marbury Drive  
Bilston



### Property Description

Introducing Marbury Drive, a four/five bedroom detached property nestled in the popular area of Bilston in Wolverhampton. This delightful home offers a spacious layout throughout and is the ideal home for growing families. Situated in a cul-de-sac location, Marbury Drive overlooks a playing field with a park and benefits from having no onward chain.

Upon entering, you are greeted by a porch onto a through lounge/dining room, and an adjoining kitchen. Additionally, a convenient ground floor guest WC adds to the overall functionality of the property. One of the notable features of this property is the converted garage, currently utilized as a fifth bedroom, providing flexibility for various needs. To the rear of the property is a timber extension and is being used as a utility area, enhancing the practicality of the home. Moving upstairs, you will find four generously sized bedrooms. The master bedroom boasts the luxury of an en-suite. A well-appointed family bathroom caters to the needs of the household. Outside, the property boasts a driveway with ample space to accommodate several cars, ensuring convenient parking for residents and guests alike. The rear garden provides an ideal outdoor space.

Marbury Drive presents an opportunity to embrace modern living in a popular setting. Don't miss the chance to make this wonderful property your new home.

### Location And Area

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

### Approach

Setback from the road side behind a driveway for several cars leading to main accommodation and side access.

### Porch

Ceiling light points with door into lounge.

### Lounge

26' 1" max x 13' 1" max ( 7.95m max x 3.99m max )

Triple glazed window to front, three radiators, ceiling light points and stairs rising to the first floor, open plan with dining area. Door to converted garage

### Study/ Potential Fifth Bedroom

A converted garage which is currently used as a fifth bedroom. Multiple uses for this room and comprises double glazed window to the front, two radiators, four ceiling light points and door to ground floor guest WC.

### Kitchen

9' x 9' ( 2.74m x 2.74m )

Matching wall and base units with inset 1 1/2 sink and drainer and mixer tap, gas cooker points, extractor hood, partly tiled walls, plumbing point, radiator, ceiling light point, double glazed window to the rear and door into a lobby

## Lobby

Wall mounted boiler, radiator, ceiling light point and doors to utility room and ground floor WC.

## Ground Floor Guest Wc

Low flush WC, wash hand basin, ceiling light point, double glazed window to side and doors to lobby and converted garage.

## Utility

21' 1" x 6' ( 6.43m x 1.83m )

Timber extension with worktop and inset sink and drainer, an array of wall and base units, plumbing point, two ceiling light points and door for access to the rear garden.

## First Floor Landing

Ceiling light point, loft access and doors to all bedrooms and bathroom

## Bedroom One

13' max x 10' max ( 3.96m max x 3.05m max )

Triple glazed window to the front, ceiling light point, radiator and fitted wardrobes.

## Ensuite

Shower cubicle, wash hand basin, low flush WC, tiled walls, radiator, ceiling light point, extractor fan and double glazed window to the front.

## Bedroom Two

11' 1" max x 8' 1" max ( 3.38m max x 2.46m max )

Triple glazed window to the front, radiator, storage cupboard, ceiling light point and fitted wardrobes.

## Bedroom Three

10' 11" x 8' 1" ( 3.33m x 2.46m )

Double glazed window to the rear, ceiling light point and radiator.

## Bedroom Four

9' x 6' 10" ( 2.74m x 2.08m )

Double glazed window to the rear, ceiling light point and radiator.

## Bathroom

Bath or shower attachment, vanity wash hand basin and WC, tiled walls, radiator, ceiling light point, extractor fan and double glazed window to the rear.

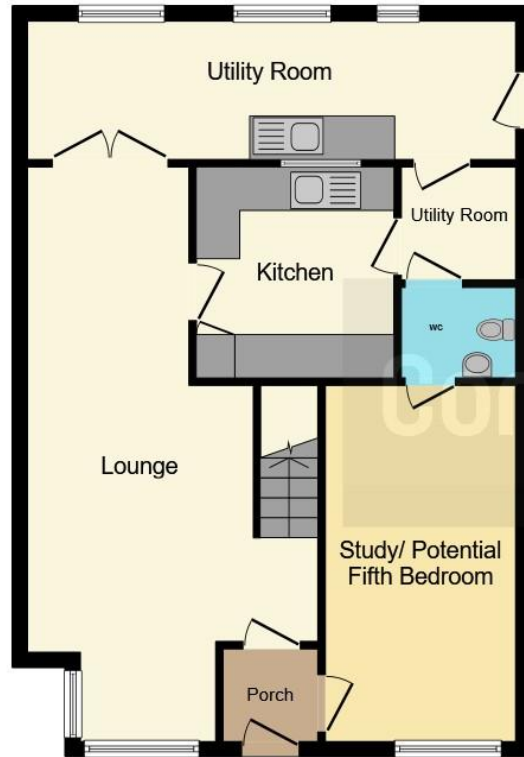
## Outside Rear

Lawn garden with side access

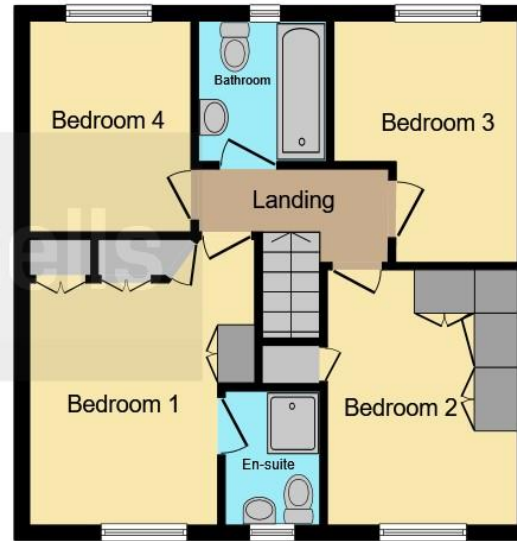








**Ground Floor**



**First Floor**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH328299](http://connells.co.uk/Property/WVH328299)**

Tenure: Freehold



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