



**Connells**

Baker Road  
Bradley Bilston





### Property Description

Connells Wolverhampton are delighted to bring to the market this well proportioned and spacious three bedroom semi-detached family property on a large garden plot. Benefiting from a large space to the front, side and rear of the property this home offers potential for redevelopment or a large extension subject to planning permission.

The property comprises of an entrance hall, lounge, kitchen, downstairs wc, three bedrooms and a shower room. Externally there is a driveway to front and a large enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

This property is conveniently located to the Black Country Route which lead onto the M6 motorways for access into Birmingham city centre and beyond. The Birmingham New Road is also close by which offers easy access to Wolverhampton city centre as well as Dudley town. Local bus routes and Coseley train station are also close by.

### Entrance Hall

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

### Lounge

16' x 11' 9" ( 4.88m x 3.58m )

Double glazed window to front, double glazed window to rear, radiator, door to entrance hall.

### Kitchen

12' 5" x 8' 8" ( 3.78m x 2.64m )

Double glazed window to side, double glazed door to rear, range of base units, inset stainless steel drainer sink, space for a cooker, space for a washer, pantry cupboard, radiator, door to entrance hall.

### Downstairs Wc

Low flush toilet, door to entrance hall.



## First Floor Landing

Doors to various rooms.

## Bedroom One

8' 3" x 12' 8" ( 2.51m x 3.86m )

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

## Bedroom Two

9' 8" x 9' 5" ( 2.95m x 2.87m )

Triple glazed window to side, radiator, boiler cupboard housing a Worcester Bosch boiler and door to landing.

## Bedroom Three

7' 3" x 8' 9" ( 2.21m x 2.67m )

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

## Shower Room

Double glazed window to side, corner shower in a cubicle, pedestal sink, heated towel rail, mixer shower, low flush toilet, door to landing.

## Outside Front

Large and spacious front driveway and garden offering ample off road car parking as well as a large lawned area with rockery and panelled fencing.

## Outside Side

Large side garden ideal for potential extension/ redevelopment opportunities.

## Outside Rear

Enclosed rear garden with paved area, planter beds.















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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH330820](http://connells.co.uk/Property/WVH330820)**



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: WVH330820 - 0002