







### Property Description

Connells Wolverhampton are delighted to present to market this three storey detached family home boasting canal side viewing and being sold with NO UPWARD CHAIN. Perfect for families, this beautifully presented home offers a sought after location and convenience to local amenities along with fantastic transport links. Viewing is highly recommended to appreciate this fantastic family home. The property benefits from having a CCTV system covering the front and back of the property.

Internally the property comprises of entrance hall, ground floor wc, spacious yet comfortable lounge, stunning kitchen diner with utility cupboard. On the first floor the property boasts three bedrooms and family bathroom. To the second floor is a master bedroom with fitted wardrobes and en-suite. Externally the property has thoughtfully improved with a professionally landscaped garden providing a low maintenance approach yet beautiful area to entertain friends and family. To the first is a double tandem driveway with EV charging point and access to the garage ideal for storage or potential conversion to home office (subject to relevant permissions).

### 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

Double glazed door to front, stairs to first floor landing, central heating radiator, alarm panel, door to ground floor wc.

### Ground Floor Wc

Double glazed window to front, wc, wash hand basin, central heating radiator, door to entrance hall.

### Lounge

18' 1" into bay x 10' ( 5.51m into bay x 3.05m )

Double glazed bay window to front, central heating radiator.

### Kitchen Diner

17' 7" x 16' 2" max ( 5.36m x 4.93m max )

Double glazed window to rear, three double glazed Velux skylights, a range of wall and base units with work surfaces, stainless steel sink drainer, integrated double oven, five ring gas hob, integrated appliances to include dishwasher, fridge, freezer, central heating radiator, double glazed patio doors to rear giving access to the rear. There is a utility a utility cupboard with work surfaces and plumbing for appliances.

## First Floor Landing

Stairs to second floor, doors to various rooms.

## Bedroom Two

10' 9" x 8' 11" ( 3.28m x 2.72m )

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

## Bedroom Three

10' 4" x 8' 11" ( 3.15m x 2.72m )

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

## Bedroom Four

8' 4" x 6' 4" ( 2.54m x 1.93m )

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

## Family Bathroom

Double glazed window to front, wc, wash hand basin, bath with mixer taps, shower cubicle, heated towel rail, part tiled walls.

## Second Floor Landing

Airing cupboard, central heating radiator, double glazed Velux skylight, door to Bedroom One.

## Bedroom One

13' 2" plus recess x 14' into wardrobes ( 4.01m plus recess x 4.27m into wardrobes )

Six double glazed Velux skylights to front, central heating radiator, fitted wardrobes, loft access for storage, door to en-suite.

## En-Suite

Double glazed Velux skylight to rear, wc, wash hand basin, shower cubicle, heated towel rail, part tiled walls.

## Outside Front

Double tandem driveway with EV charging point, borders and shrubs.

## Garage

17' 4" x 9' 3" ( 5.28m x 2.82m )

Up and over door, power, lighting, double glazed door to side giving access to the rear.

## Outside Rear

Landscaped rear garden with patio, raised decking area, lower decking area, raised sleeper, double electric point, tap, outside light, gated side access leading to the drive.















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)

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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333791](http://connells.co.uk/Property/WVH333791)**



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Property Ref: WVH333791 - 0003