



Connells

Ettingshall Road
Coseley Bilston



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and show home condition three bedroom family property in a popular cul-de-sac location. With views over the playing field to front and benefitting from being a short distance away from the popular Coseley train station, this property must be viewed in order to fully appreciate.

The property comprises of entrance hall, family lounge, modern fitted kitchen diner and walk-in pantry area. On the first floor there are a selection of three spacious bedrooms and stylish family bathroom. Externally there is a concrete print driveway to front and a good size enclosed rear garden with rear access.

Lounge

13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed window to front, central heating radiator, door to entrance hall, door to kitchen diner.

Modern Fitted Kitchen Diner

16' 9" x 9' 6" (5.11m x 2.90m)

Two double glazed windows to rear, double glazed door to rear, a range of wall and base units, freestanding range style electric oven with gas hob with extractor hood over, plumbing for washing machine, space for tumble dryer, space for dining table and chairs, open to walk-in pantry area.



The Location & Area

Set in a Coseley area just off Birmingham New Road providing excellent commuting links to Dudley, Wolverhampton and Birmingham with Coseley Rail Station approximately 0.6 miles away. There is also a school nearby.

Entrance Hall

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

Walk-In Pantry Area

Offering ample storage space including space for a fridge freezer.

First Floor Landing

Doors to various rooms

Bedroom One

11' 6" x 8' 8" (3.51m x 2.64m)

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

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

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

Bedroom Three

8' 2" x 7' 6" (2.49m x 2.29m)

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

Family Bathroom

Double glazed window to front, panelled bath with shower over, wash hand basin, low flush toilet, heated towel rail, door to first floor landing.

Outside Front

Having a good size concrete print driveway providing off road parking with views over the playing field to front.

Outside Rear

A paved patio area to front, lawned garden, brick built outbuilding providing ample storage, decked area to rear of garden with gated rear access.

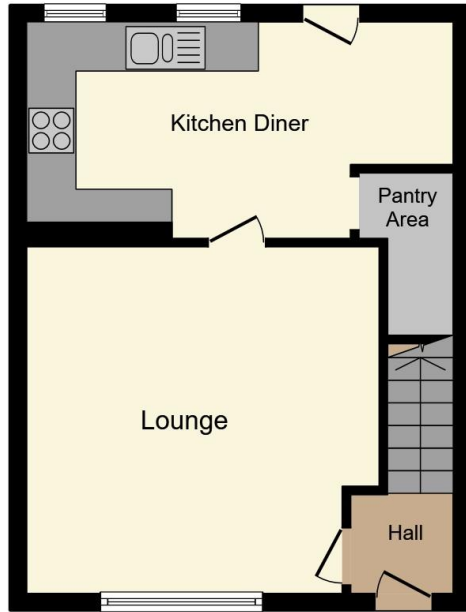
Agents Note

Please note the Vendor has made us aware that they had a full range of damp treatment in 2023/24 which has warranty remaining and a remaining warranty on the kitchen and worktops. The Vendor has conducted a mining report, which shows no mine shafts within the immediate area.

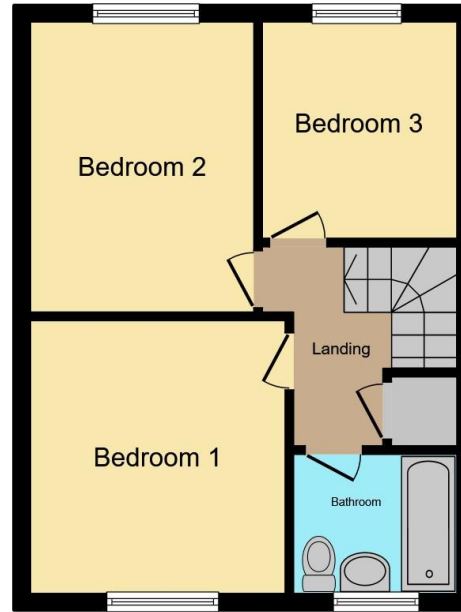




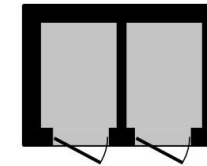




Ground Floor



First Floor



Outbuilding

Total floor area 74.9 m² (806 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



To view this property please contact Connells on

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81-83 Darlington Street
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EPC Rating: Exempt
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335057



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.

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Property Ref: WVH335057 - 0004