



Connells

Montagu Drive  
Bilston



Montagu Drive  
Bilston WV14 0UY

for sale offers in the region of  
**£280,000**



### Property Description

Connells Wolverhampton are delighted to present to market this beautifully presented modern semi-detached home the Bilston Urban Village estate close to general amenities transport links and local schooling making this the ideal family home.

This property has been thoughtfully improved throughout to comprise of entrance hall, stunning lounge, entertainment style kitchen diner with integrated appliances and downstairs wc. On the first floor landing there are three bedrooms, two of which have fitted wardrobes and a family bathroom.

Externally the property continues to impress with a driveway to side and fitted EV charging point. There is a beautifully landscaped garden located to the rear and offers the idyllic space to entertain friends and family.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And 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 Bilston metro tram service. Morrisons is only a short distance away. Close to local schools

### Entrance Hall

Double glazed door to front, stairs to first floor landing, radiator, store cupboard, alarm panel, access to wc.

### Wc

Double glazed window to front, wc, wash hand basin, radiator.

### Lounge

Double glazed window to front, radiator.

### Kitchen Diner

Double glazed window to rear, double glazed skylights, range of wall and base units with work surfaces above, sink drainer, double electric integrated oven, five ring gas hob, washing machine, dishwasher, integrated fridge freezer, double glazed patio doors to rear.



## First Floor Landing

Loft access, storage cupboard.

## Bedroom One

Double glazed window to front, radiator, fitted wardrobes.

## Bedroom Two

Double glazed window to rear, radiator.

## Bedroom Three

Double glazed window to rear, radiator, fitted wardrobe.

## Bathroom

Double glazed window to front, wc, wash hand basin, bath with mixer taps and shower head above, separate shower cubicle, heated towel rail, half tiled walls.

## Outside Front

Driveway with EV charging point

## Outside Rear

Porcelain patio, artificial lawn, raised flower beds, storage shed, outdoor light, tap and gated side access.



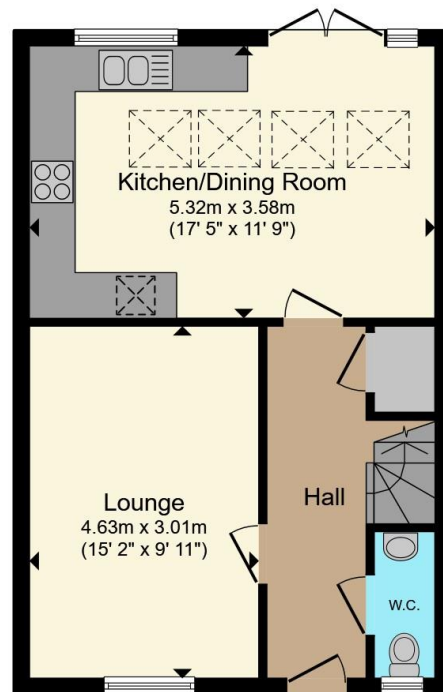




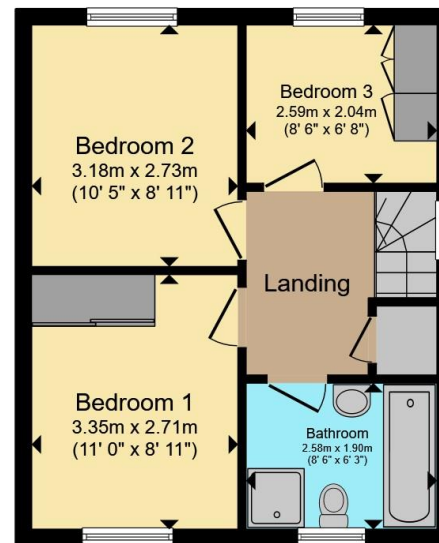








**Ground Floor**



**First Floor**

Total floor area 79.5 m<sup>2</sup> (856 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](http://www.propertybox.io)

**Connells**

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: B Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334155](http://connells.co.uk/Property/WVH334155)**



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: WVH334155 - 0002