



Connells

Stirling Road
Bilston

**Stirling Road
Bilston WV14 8AT**

**for sale offers in the region of
£110,000**



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this CHAIN FREE first floor two bedroom maisonette situated in a popular residential area of Bilston near to Bradley Lane tram stop, schools and many amenities. Viewing is highly recommended to appreciate the accommodation on offer.

Internally the property comprises of an entrance hall and landing, spacious lounge/dining room, kitchen, two double bedrooms and a modern and stylish shower room. The accommodation also boasts a front and rear garden and off road parking.

The Location & Area

Placed in Bilston with easy access to Black Country Route and adjoining M6 motorway parallel from Coseley and Tipton Rail Station and boasting fantastic local schools. Also the property is only a short distance away from the pleasant Rocket Pool.

Approach

Set back from the roadside with off road parking with stairs leading to the main accommodation, side gate to allocated rear garden.

Entrance Hall

Stairs rising to landing.

First Floor Landing

Stairs to entrance hall, ceiling light point, central heating radiator, storage cupboard, loft access, doors to various rooms.

Lounge With Dining Area

17' 8" max x 14' 5" max (5.38m max x 4.39m max)

Two double glazed widows to side, two ceiling light point, two central heating radiators, electric fireplace, wall mounted heater, door to first floor landing.

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)

Matching wall and base units, stainless steel sink and drainer with mixer tap, part tiled walls, gas cooker point, extractor hood, central heating radiator, ceiling light point, storage cupboard housing wall mounted boiler, double glazed windows to front and side.



Bedroom One

12' 10" max x 10' 8" max (3.91m max x 3.25m max)

Double glazed window to rear,

Bedroom Two

12' 10" x 9' 6" (3.91m x 2.90m)

Double glazed window to side, central heating radiator, ceiling light point.

Shower Room

Shower cubicle, wash hand basin, low flush wc, central heating radiator, ceiling light point, tiled walls, extractor fan, double glazed window to side.

Outside Rear

The left hand side of the garden is allocated, paving area, lawn, shrubbery, gate to frontage.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 66.3 m² (713 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

Connells

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Service Charge: 583.61 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336459

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jul 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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