



Connells

Robert Wynd
Woodcross Bilston

Robert Wynd

Woodcross Bilston WV14 9SE

for sale offers over
£300,000



Property Description

Connells Wolverhampton have the delight to bring to the market this beautifully presented and extended semi-detached family home in the popular area of Woodcross. Well located to local amenities including a short walk to near by shops and pub this home promises to be the perfect choice for families.

Internally the property comprises of an entrance hall, lounge with modern media wall, open plan kitchen diner, utility room, downstairs shower room. On the first floor there are four well proportioned bedrooms, master en-suite and separate family bathroom. Beautifully presented throughout to a high specification including all internal oak veneer doors and high finishes.

Externally the property continues to impress with ample off road parking and a well maintained rear garden provides the ideal place to relax with friends and family, whilst offering fantastic potential to create your idyllic outdoor space.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set back from the main road in the Woodcross area ideally placed for access to Birmingham New Road with commuting links to Wolverhampton and Birmingham, a range of excellent local schools and Coseley Rail Station is a short distance away.

Outside Front

Generous driveway.

Entrance Hall

Double glazed composite door to front with stairs to first floor landing, Kardean flooring and radiator.

Lounge

14' x 12' (4.27m x 3.66m)

Double glazed window to rear, radiator, electric fire place fitted within a media wall.

Dining Area/ Extended Kitchen

10' 9" x 10' 3" (3.28m x 3.12m)

Variety of wall and base units with worksurfaces above, integrated wine cooler, double glazed window to rear, double glazed door to rear with access to the garden, internal access to utility and shower room.

Kitchen

21' x 10' (6.40m x 3.05m)

Double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, integrated electric oven, gas hob, fridge freezer, radiator, Kardean flooring, double glazed door front.

Downstairs Shower Room

Double glazed window to front, wc, wash hand basin, shower in cubicle, part tiled walls, ceramic tiled flooring.

Bedroom One

14' 1" x 10' 3" (4.29m x 3.12m)

Double glazed window to front, radiator, en-suite.

En-Suite

Double glazed window to rear, wc, wash hand basin, vanity unit, shower cubicle, tiled walls, tiled walls and flooring,

Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to rear, radiator, fitted wardrobe.

First Floor Landing

Double glazed window to front, loft access, airing cupboard, access to the following rooms.

Bedroom Three

10' x 8' 10" (3.05m x 2.69m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Four

9' 11" max x 8' 11" max (3.02m max x 2.72m max)

Double glazed window to front, radiator.

Bathroom

Double glazed window to front, wc. wash hand basin, bath with mixer taps and shower head above, part tiled walls and fully tiled flooring.

Outside Rear

Two patio areas, lawn area, storage shed, gated side access.

Agents Note

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

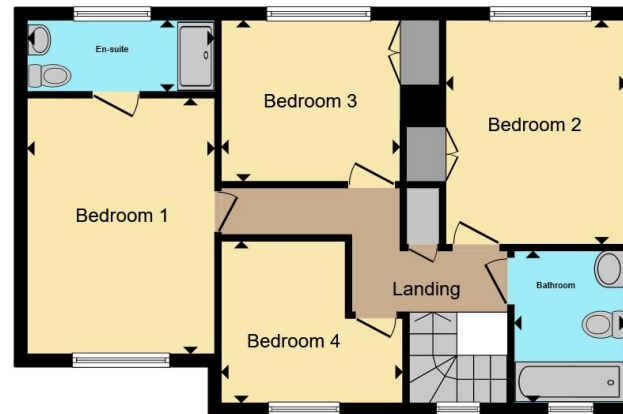








Ground Floor



First Floor

Total floor area 125.3 m² (1,349 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334472



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH334472 - 0006