



**Connells**

Bunkers Hill Lane  
Bilston



### Auctioneer's Comments

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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three/four bedroom detached family property down a private shared road. Benefiting from an abundance of internal and external space, this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, sitting room, entertainment kitchen diner, utility room, downstairs bedroom and shower room. On the first floor there are three bedrooms and a family bathroom. Externally there is large off road parking to front, double detached garage and generous enclosed rear garden ideal for families.

### The Location & Area

Offering fantastic commuting access to Birmingham, Wolverhampton and Willenhall areas, just a stone's throw away from the Moseley Road linking to the Black Country route and M6 motorways.

### Entrance Hall

Double glazed door to front, stairs access, doors to various rooms.

### Lounge

18' 3" max x 10' 2" max ( 5.56m max x 3.10m max )

Double glazed bay window to front, french doors to kitchen diner, feature wooden beams, central heating radiator, door to entrance hall.



### Sitting Room

13' 6" max x 11' 10" max ( 4.11m max x 3.61m max )

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

### Entertainment Kitchen Diner

28' x 10' 11" ( 8.53m x 3.33m )

French doors to rear garden, double glazed window to rear, a range of stylish wall and base units with inset oven, hob and extractor, integrated stainless steel drainer sink, space for dining table and chairs, door to utility room

### Utility Room

10' 6" x 5' 11" max ( 3.20m x 1.80m max )

Double glazed window and door to rear garden, door to entrance hall, door to downstairs shower room.

### Shower Room

Shower cubicle, low flush toilet, pedestal sink, door to utility room.

### Bedroom Three

10' 3" x 10' 2" ( 3.12m x 3.10m )

Double glazed window to front, central heating radiator, door to utility room.

### First Floor Landing

Double glazed window to rear, doors to various rooms.

### Bedroom One

14' 10" x 11' 4" ( 4.52m x 3.45m )

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

### Bedroom Two

10' 10" x 9' 1" ( 3.30m x 2.77m )

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

### Bedroom Four

8' 10" max x 6' 6" ( 2.69m max x 1.98m )

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

### Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, storage cupboard.

### Double Garage

Two up and over doors.

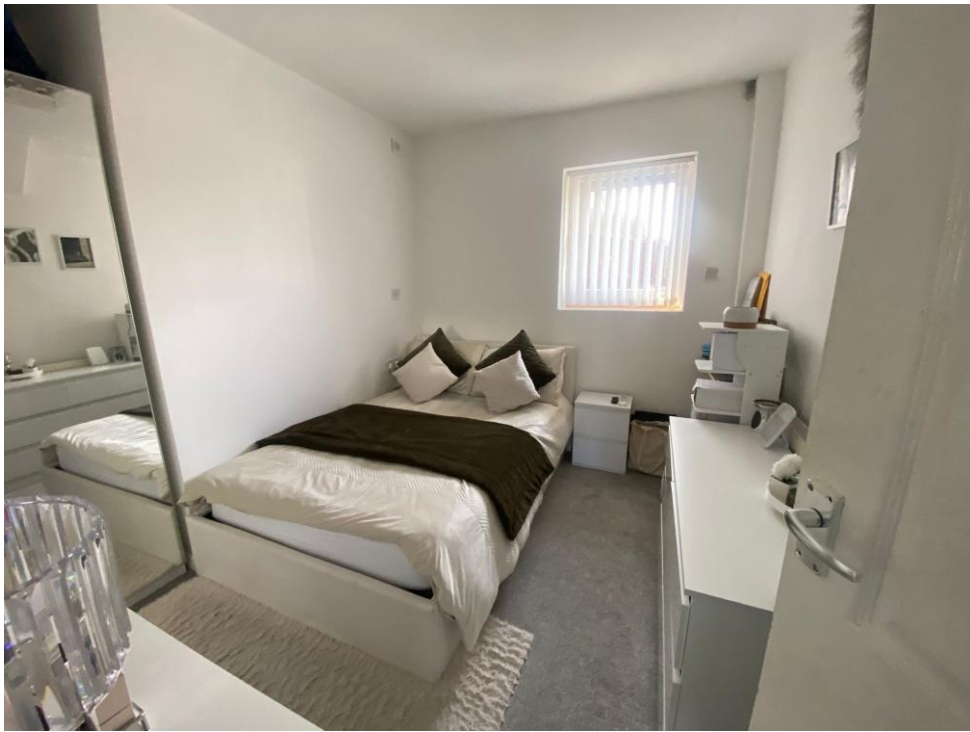
### Outside Front

Large concrete parking area providing ample off road parking.

### Outside Rear

Good size garden, raised gravelled bed area, lawned garden, panelled fences.





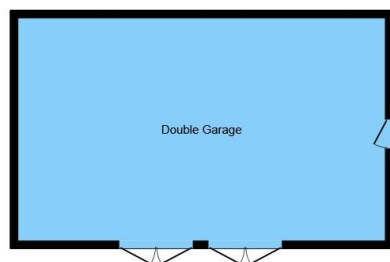




**Ground Floor**



**First Floor**



**Garage**

Total floor area 180.6 m<sup>2</sup> (1,944 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)



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EPC Rating: C Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334437](http://connells.co.uk/Property/WVH334437)**



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