



**Connells**

Salcombe Grove  
Coseley Bilston



### Property Description

Connells Wolverhampton are delighted to present this extended and beautifully presented semi-detached family home. Located in a cul-de-sac in the popular area of Coseley near to local amenities, schooling and transport links alike, all within walking distance, Coseley train station offering regular routes into Wolverhampton and Birmingham City Centre. Beautifully presented throughout this home has been renovated from top to bottom to include luxury finishes including internal oak doors, architrave and skirting boards.

The ground floor comprises of a welcoming entrance hall leading to a spacious lounge with feature bay window, media wall and separate multi fuel log burner. The kitchen is arguably the true heart of the home boasting a spacious feel with luxury finishes including quartz worktops, Belfast sink, integrated AEG appliances, meanwhile a useful downstairs shower room completes the ground floor accommodation. On the first floor there are four well proportioned bedrooms, each with fitted wardrobes and a stylish family bathroom with feature free standing bath tub and separate shower cubicle. Externally the property continues to impress with a well landscaped rear garden boasting field views to rear and also various outdoor building spaces including a home entertainment space housing fitted bar and pool table, as well as a useful wc. Lastly a detached double garage, off road parking to front.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set the south east of Wolverhampton city centre in the Coseley area situated close to Christ Church C of E primary school, Wednesbury Oak primary school and within walking distance of Coseley rail station.

### Entrance Hall

Double glazed composite door to front, two double glazed windows to side

### Lounge

19' 10" into bay x 16' 9" max into stairwell (6.05m into bay x 5.11m max into stairwell )

Double glazed bay window to front, two radiators, feature media wall with electric fire place, separate multi fuel log burner, stairs to first floor landing with an oak balustrade and glass banister.

### Kitchen

Irregular Shaped Room x ( x )

Double glazed window to rear, double glazed velux skylight, range of wall and base units with quartz worksurfaces above, double integrated electric oven, electric hob, wall radiator, integrated bins and wine cooler, Belfast sink drainer, bifold doors to rear leading to the garden, access to downstairs shower room.

### Shower Room

Double glazed window to front and side, wc, wash hand basin walk in shower, extractor fan.

## First Floor Landing

Loft access, doors to various rooms.

## Bedroom One

15' 3" x 10' 2" plus recess ( 4.65m x 3.10m plus recess )

Double glazed window to rear, radiator.

## Bedroom Two

10' 6" x 9' ( 3.20m x 2.74m )

Double glazed window to rear, radiator.

## Bedroom Three

10' 6" max x 10' 5" ( 3.20m max x 3.17m )

Double glazed window to front, radiator.

## Bedroom Four

7' 6" into wardrobe x 6' 8" ( 2.29m into wardrobe x 2.03m )

Double glazed window to front, radiator, fitted wardrobes.

## Family Bathroom

Double glazed window to front, wc, wash hand basin, free standing bath, separate shower cubicle, extractor fan, heated towel rail.

## Outside Front

Concrete print driveway, outdoor lights, outdoor tap, access to detached double garage.

## Outside Rear

Decking area, artificial lawn, porcelain patio, hot tub cabin with two double electric points, outdoors lights, tap and composite gated side access.

## Detached Double Garage

19' x 15' 4" ( 5.79m x 4.67m )

Roller door, power and lighting, plumbing, double glazed door to side with access to garden and outhouse.

## Outhouse

20' 6" x 18' 1" ( 6.25m x 5.51m )

Double glazed window to side, double glazed patio access doors to side, internal power and lighting, electric heater, fitted bar, access to wc, plumbing for appliances.

## Outside Wc

Low flush wc, wash hand basin.

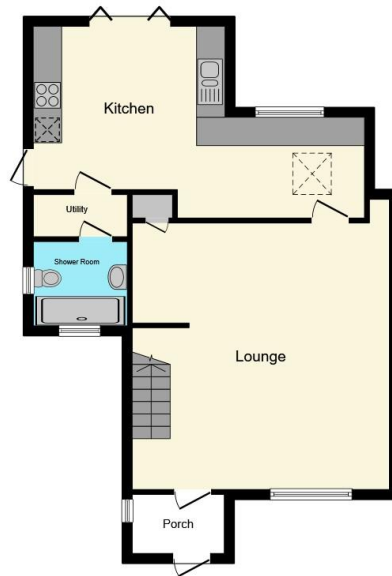
## Agents Note

Please note there is a partition wall to separate the garage but this can be removed.





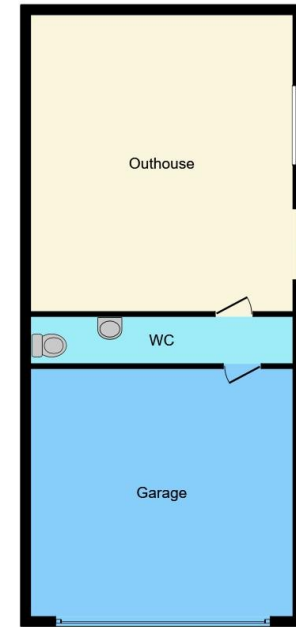




**Ground Floor**



**First Floor**



**Outhouse**

Total floor area 182.0 m<sup>2</sup> (1,959 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: Awaited  
Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335812](http://connells.co.uk/Property/WVH335812)**



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Property Ref: WVH335812 - 0002