



Connells

The Paddock  
Coseley Bilston



# The Paddock Coseley Bilston WV14 8XX

for sale offers in the region of  
**£340,000**



## Property Description

Connells Wolverhampton are delighted to presented to market this four bedroom detached dormer bungalows located in the sought after area of Coseley. Offering NO UPWARD CHAIN and being close to the local amenities and Coseley Train station with links to Wolverhampton and Birmingham City centre. Occupying a sizable plot the property is well presented and viewing is highly recommended.

The property comprises of entrance hall, spacious 18ft lounge, dining area, 24ft kitchen with integrated appliances, four bedrooms and bathroom. Outdoor areas continue to impress with generous front and rear gardens offering potential to create your idyllic outdoor space for entertaining.

## The Location & Area

Set to the south of Wolverhampton City Centre in the Coseley area the property is ideally located for Coseley Rail Station, Birmingham New Road and Black Country Route for commuting links. The property is within walking distance of the highly sought after Christ Church of England Primary School.

## Entrance Hall

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

## Lounge

18' 4" into bay x 11' 11" max ( 5.59m into bay x 3.63m max )

Double glazed bay window to front, central heating radiator, log burner effect gas fireplace.

## Dining Room

13' 3" x 11' 5" into recess ( 4.04m x 3.48m into recess )

Double glazed patio door to rear, central heating radiator.

## Kitchen

24' 2" plus bay x 8' ( 7.37m plus bay x 2.44m )

Double glazed bay window to front, double glazed window to side, a range of wall and base units, work surfaces, sink and drainer, integrated electric double oven, gas hob, central heating radiator, double glazed door to rear.

## Bedroom Two

11' 11" x 11' 11" ( 3.63m x 3.63m )

Double glazed window to rear, central heating radiator, storage cupboard.

## Bedroom Three

14' 3" into bay x 10' 3" ( 4.34m into bay x 3.12m )

Double glazed bay window to front, central heating radiator.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, heated towel, tiled walls.

## First Floor

## Bedroom One

13' 4" into recess x 11' 1" ( 4.06m into recess x 3.38m )

Double glazed window to rear, central heating radiator.

## Bedroom Four

8' 1" x 8' 1" into recess ( 2.46m x 2.46m into recess )

Double glazed window to rear, central heating radiator, walk-in wardrobe.

## Outside Front

Lawned area, borders and shrubs.

## Outside Rear

Patio area, lawned area, borders and shrubs, outdoor tap, outdoor light, gated side access.

## Brick Built Storage

14' x 11' 3" ( 4.27m x 3.43m )

Double glazed window to front, window to rear, power, light.















**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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