







## Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE charming three bedroom detached family property in a popular residential location. This property is an ideal family purchase and offers an abundance of potential. Viewing is highly recommended to appreciate the deceptively large amount of space on offer, please contact Connells today to book a viewing.

The property comprises of entrance porch, entrance hall, large entertainment style lounge diner, sitting room and kitchen. On the first floor there is a large spacious landing area, three spacious bedrooms, dressing area and family bathroom. Externally there is a large driveway and garden to front as well as a large rear garden.

## The Location & Area

Situated on the Bilston Road which offers fantastic commuting access to the Black Country Route and M6 motorways. Willenhall shopping centres, Walsall are all conveniently located within close proximity and there is a fantastic of local schools nearby.

## Entrance Porch

Glazed door to front, glazed door to entrance hall.

## Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms.

## Lounge Diner

19' 9" x 12' ( 6.02m x 3.66m )

Bow window to front, two central heating radiators, French doors to rear, gas fire, door to entrance hall.

## Kitchen

12' 3" x 5' 9" ( 3.73m x 1.75m )

Double glazed window to rear and side, central heating radiator, a range of wall and base units, plumbing for appliances, door to sitting room.

## Inner Hall

Door to side, door to garage, door to kitchen.

## Sitting Room

14' 7" x 8' 9" ( 4.45m x 2.67m )

Double glazed window to rear, gas fire, central heating radiator, door to entrance hall, door to kitchen.

## First Floor Landing

Doors to various rooms, central heating radiator, stained glass window to front.

## Bedroom One

15' 3" x 11' 9" ( 4.65m x 3.58m )

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

## Bedroom Two

14' 6" x 8' ( 4.42m x 2.44m )

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

## Dressing Area

Housing Worcester Bosch Greenstar boiler.

## Bedroom Three

7' 4" x 10' 4" ( 2.24m x 3.15m )

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

## Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink low flush toilet, door to first floor landing.

## Garage

13' 1" x 7' 9" ( 3.99m x 2.36m )

Door to front, door to inner hall.

## Outside Front

Driveway area providing off road parking, lawned area.

## Outside Rear

Large and attractive rear garden, lawned area, mature plants, trees and shrubs.



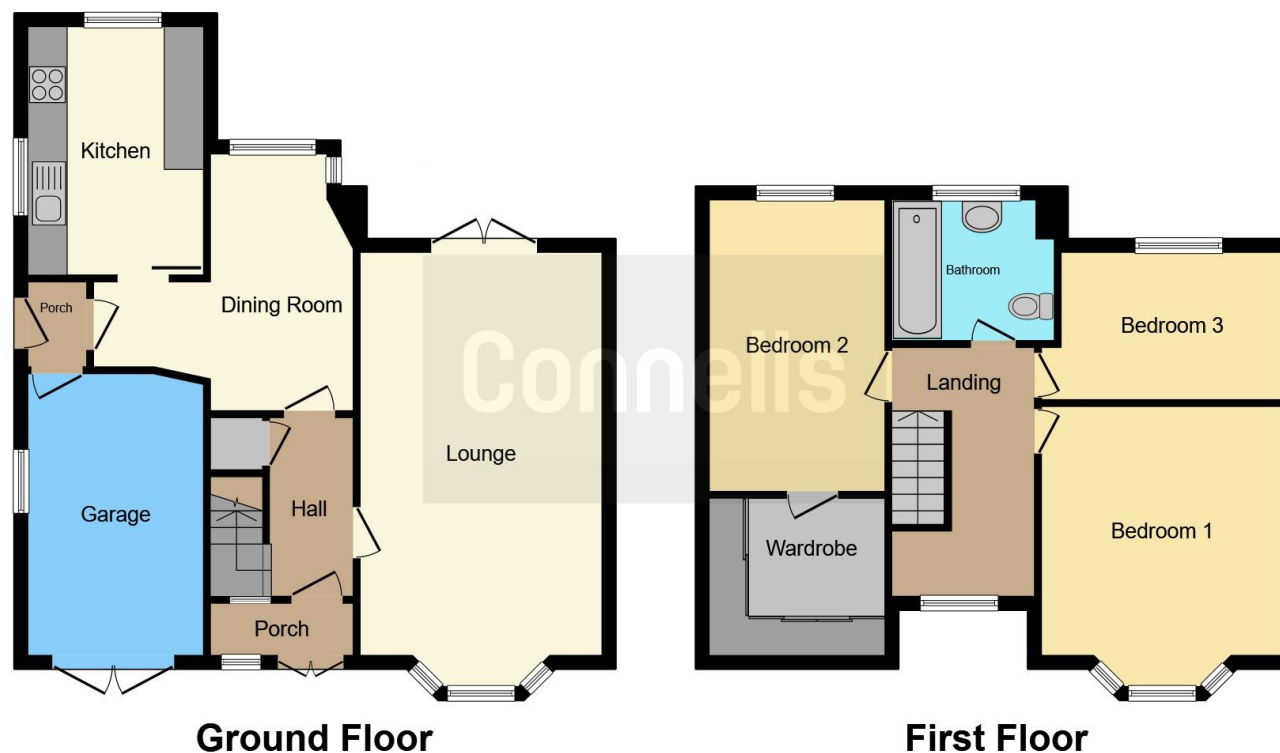












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332203](http://connells.co.uk/Property/WVH332203)**



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