



Connells

Hemlock Way
Bilston



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this immaculately presented and extended three bedroom semi detached family home situated on a recently developed estate in Bilston. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of porch leading into an inviting entrance hall, ground floor wc, lounge and modern stylish kitchen diner with adjoining conservatory. Heading to the first floor you will find three bedrooms, family bathroom and en-suites shower room. Extended to the side is garage which could be converted and utilised as a potential room. Outside to the front is a resin bound driveway with potential make the driveway large with a dropped kerb. To the rear there is a landscaped rear garden with patio and lawned area.

The Location & Area

Situated to the south of Wolverhampton City Centre with easy access to Bilston Town Centre on a modern popular residential estate with easy access to both Birmingham New Road and Black Country Route offering fantastic commuting links. Coseley Rail Station is approximately 1.3 miles away with a range of excellent local schooling.

Approach

Set back from the roadside behind a resin bound driveway with potential make the driveway larger with a dropped kerb.

Entrance Porch

Double glazed door and windows to entrance hall.

Entrance Hall

Double glazed door to porch, doors to various rooms.

Lounge

15' 11" x 9' 5" (4.85m x 2.87m)
Double glazed window to front, two ceiling light points, central heating radiator, french doors to conservatory.

Kitchen Diner

15' 11" x 13' 3" (4.85m x 4.04m)
Matching wall and base units with integrated appliances to including fridge, freezer, double oven, hob and extractor, sink and drainer with mixer tap, central heating radiator, two ceiling light points, part tiled walls, double glazed windows to front and rear, door to conservatory and entrance hall.

Utility Area

Wall unit, worktop, plumbing for washing machine.

Conservatory

Double glazed windows, doors to leading to kitchen, lounge, garage and rear garden.

Ground Floor Wc

Low flush wc, wash hand basin, ceiling light point, central heating radiator.

First Floor Landing

Doors to various rooms.

Bedroom One

10' x 9' 6" (3.05m x 2.90m)

Double glazed window to front, central heating radiator, ceiling light point, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, ceiling light point, central heating radiator, double glazed window to rear.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Double glazed window to front, central heating radiator, fitted wardrobes, ceiling light point.

Bedroom Three

10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to front, central heating radiator, built-in storage, ceiling light point.

Family Bathroom

Panelled bath with shower over, wall mounted wash hand basin, low flush wc, central heating radiator, ceiling light point, part tiled walls, double glazed window to rear.

Outside Rear

Concrete print patio area, lawn, flower borders, raised walling to rear for flower bed, timber fencing, double socket point.

Garage

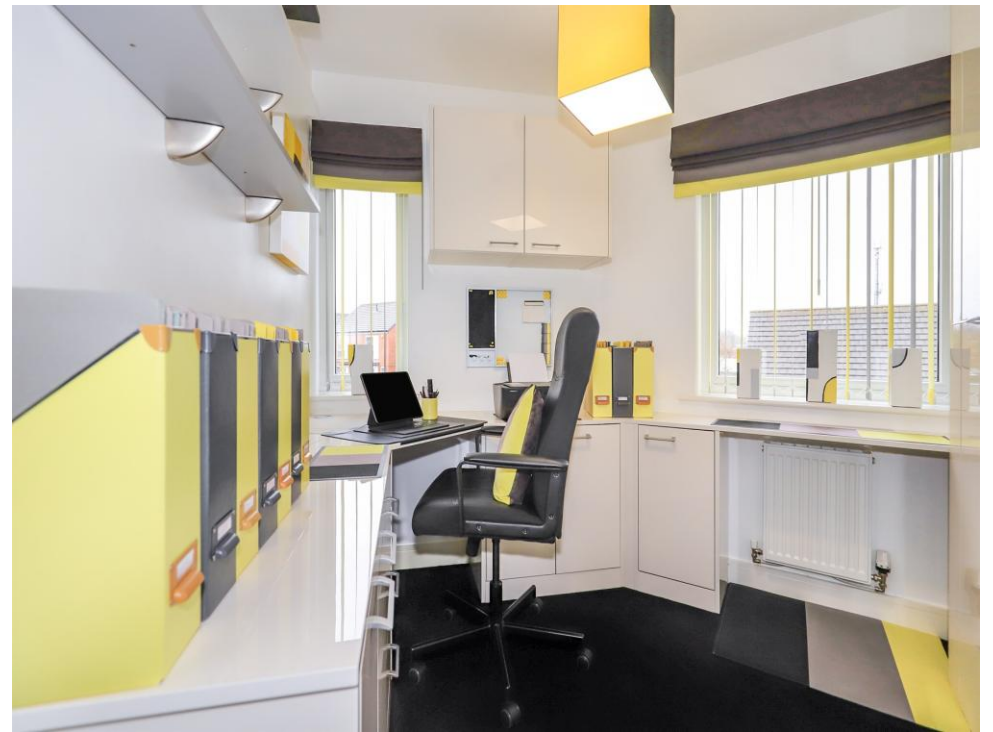
20' 4" x 9' 5" (6.20m x 2.87m)

Door, lighting, power supply, doors to rear garden and conservatory.

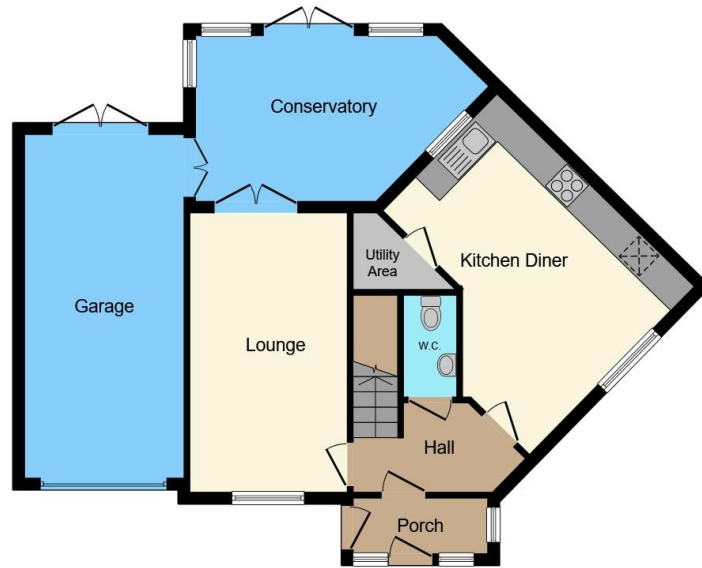
Agents Note

Please note there is a £200 per annum site fee for this property.









Ground Floor



First Floor

Total floor area 119.5 m² (1,286 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



To view this property please contact Connells on

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EPC Rating: B Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335101



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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.

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