



**Connells**

Aston Close  
Bilston



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom family property with extended kitchen to rear. Situated in a cul-de-sac location, this property is an ideal family purchase and viewing is highly recommended.

The property comprises of entrance porch, entrance hall, large lounge diner, multi-use room/play room, extended entertainment kitchen to rear. On the first floor there are three generous bedrooms and a family bathroom. Externally there is a large resin driveway to front and an generous rear garden ideal for families.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Door to porch, stairs to first floor landing, doors to lounge, door to multi use room/play room.

### Lounge Diner

Double glazed window to front, central heating radiator, door to kitchen, door to multi use room/play room.

### The Location & Area

Set to the south east of Wolverhampton City Centre in the Bilston area just off Great Bridge Road ideally placed for access to Black Country Route and adjoining M6 motorways. The property is approximately 1.5 miles from Coseley Rail Station and numerous local schools and close by to a West Midlands metro tram station linking to Birmingham.

### Multi Use Room/ Play Room

Door to entrance hall, door to lounge diner.

### Extended Entertainment Kitchen

Double glazed window to rear, double glazed french doors to rear, a range of stylish wall and base units with integrated appliances, under floor heating, door to lounge diner.



### **First Floor Landing**

Doors to various rooms.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Family Bathroom**

Panelled bath, pedestal sink, low flush toilet, tiled walls, door to first floor landing.

### **Outside Front**

Large resin driveway providing off road parking.

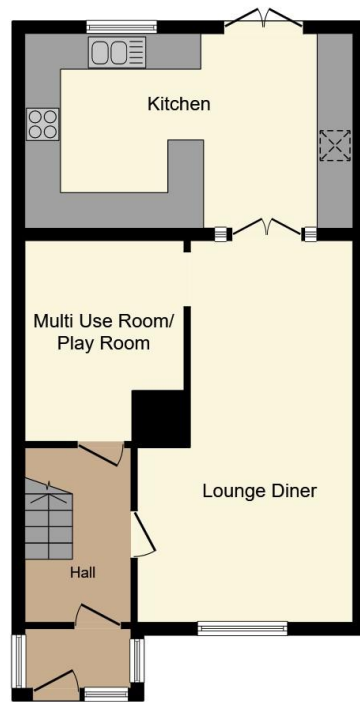
### **Outside Rear**

Good size enclosed rear garden which has a lawned area, decking areas and pathway, two pergolas, large shed.









**Ground Floor**



**First Floor**

Total floor area 94.6 m<sup>2</sup> (1,018 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)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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