



**Connells**

Bittell Close  
Moseley Parklands Wolverhampton



### Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this well presented and attractive three/four bedrooms detached family property in a cul-de-sac location. Benefiting from being extended to side and rear, this property must be viewed in order to fully appreciate, call Connells today to book a viewing.

Internally the property comprises of entrance porch, entrance hall, generous family lounge with living flame gas fire and double glazed bay window to front, 23ft wide extended kitchen diner with french doors to rear garden, utility room and downstairs wc. The property benefits from a multi use room/Bedroom Four ideal for a variety uses, subject to family requirements. On the first floor there three bedrooms and generous family bathroom. Externally there is ample off road parking to front being situated at the head of a cul-de-sac and a good size enclosed rear garden.

### Entrance Porch

Composite door, double glazed windows to front, fitted blinds, door to entrance hall.

### Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms, double glazed door to entrance porch.

### Lounge

15' 1" x 11' 10" ( 4.60m x 3.61m )

Double glazed bay window to front, living flame gas fire, central heating radiator, laminate floor, door to entrance hall, door to kitchen diner.

### Kitchen Diner

10' 6" x 23' 11" ( 3.20m x 7.29m )

Double glazed window to rear, double glazed french doors to rear, tiled floor, central heating radiator, space for dining table, a range of wall and base units, integrated fridge freezer, extractor fan, door to utility room.

### The Location & Area

Situated in the ever popular Moseley Meadow area which is conveniently located for the M54 and M6 motorways. Popular shopping can be found within Wednesfield and Bentley Bridge retail park. The i54 commercial development is also relatively close by, there is also a selection of schools, doctors, dentist and eateries.

### Utility Room

8' x 7' 9" ( 2.44m x 2.36m )

Double glazed window to rear, double glazed door to side, plumbing for washing machine, plumbing for dishwasher, door to downstairs wc.



### Downstairs Wc

Double glazed window to side, low flush toilet, wash hand basin.

### Multi Use Room/ Bedroom Four

17' 1" x 7' 10" ( 5.21m x 2.39m )

Double glazed bay window to front with fitted blinds, central heating radiator, boiler cupboard, under stair storage cupboard, loft access.

### First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

### Bedroom One

13' 9" x 8' 4" ( 4.19m x 2.54m )

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

### Bedroom Two

11' x 8' 4" plus wardrobe recess ( 3.35m x 2.54m plus wardrobe recess )

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

### Bedroom Three

9' 9" x 6' 5" ( 2.97m x 1.96m )

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

### Family Bathroom

Double glazed window to rear, L shaped panelled bath with mixer shower, concealed back toilet, vanity sink, door to first floor landing.

### Outside Front

Large driveway providing off road parking, gate to side.

### Outside Rear

Panelled fences, artificial lawned area, slabbed area.

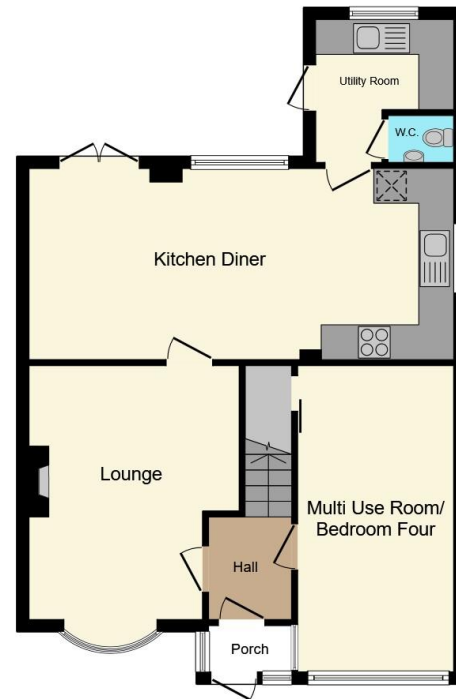
### Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

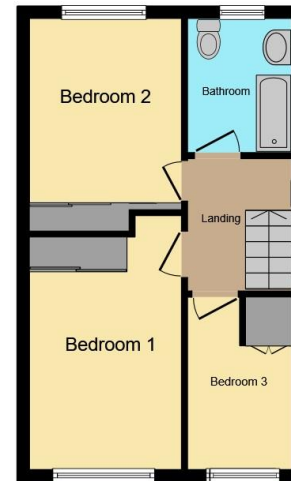








**Ground Floor**



**First Floor**

Total floor area 100.6 m<sup>2</sup> (1,083 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)

**Connells**

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: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336217](http://connells.co.uk/Property/WVH336217)**



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Property Ref: WVH336217 - 0002