





Property Description

Connells Wolverhampton are pleased to present to market this semi detached town house being sold with NO UPWARD CHAIN. Located in the popular area of Bilston nearby to local amenities including a park, transport links including the Black Country route and schools, this home promises to be the ideal choice for families. Viewing is highly recommended to appreciate this fantastic family home, call Connells today to arrange a viewing.

Offering spacious living accommodation set over three floors, this well maintained home comprises of an entrance hall, lounge, fitted kitchen, conservatory and ground floor wc. On the first floor there are two generous bedrooms and family bathroom. On the second floor is the master bedroom with dressing room and en-suite. Externally the property continues to impress with an enclosed garden to the rear and a double tandem driveway and garage to the side, providing the ideal space for storage or conversion subject to the relevant permissions.

The Location & Area

This property is conveniently located for Bilston, Willenhall & Wolverhampton city centre, and is also a short distance from local schools.

Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, understair storage cupboard, alarm panel, access to wc.

Lounge

16' 1" max x 12' 9" max (4.90m max x 3.89m max)

Double glazed patio doors to rear with matching side panels leading to the conservatory, central heating radiator, electric fireplace, storage cupboard.

Kitchen

12' 9" x 6' 2" (3.89m x 1.88m)

Double glazed window to front, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, gas hob, central heating radiator.

Conservatory

12' 8" x 9' 6" (3.86m x 2.90m)

UPVC double glazed, double glazed patio doors to rear giving access to the garden, internal electric heater.

Ground Floor Wc

Double glazed window to front, wc, wash hand basin, central heating radiator.

First Floor Landing

Stairs to second floor, doors to various rooms.

Bedroom Two

12' 10" x 10' 11" into recess (3.91m x 3.33m into recess)

Two double glazed windows to front, central heating radiator.

Bedroom Three

12' 9" x 11' 5" into recess (3.89m x 3.48m into recess)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to side, wc, vanity wash hand basin, bath with mixer taps and shower over, extractor fan, central heating radiator, shaver point, part tiled walls.

Second Floor Landing

Bedroom One

14' 8" max into window x 12' 10" max (4.47m max into window x 3.91m max)

Double glazed window to front, two central heating radiators, airing cupboard, loft access, access to dressing room and en-suite.

Dressing Room

10' 1" x 6' 3" (3.07m x 1.91m)

Double glazed skylight, central heating radiator.

En-Suite

Double glazed skylight, wc, vanity wash hand basin, extractor fan, shower cubicle, shaver point, central heating radiator, storage cupboard, part tiled walls.

Outside Rear

Enclosed rear garden.

Outside Front

Double tandem driveway, access to garage.

Garage

Up and over door, power, lighting.

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









Total floor area 128.8 m² (1,386 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

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335507



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335507 - 0005