



Connells

Meldon Drive  
Bilston

Meldon Drive  
Bilston WV14 8BE

for sale offers in the region of  
**£120,000**



### Property Description

Connells Wolverhampton are please to bring to market this chain free large and spacious top floor apartment with far reaching views.

The property comprises of lounge, kitchen, three bedrooms and a bathroom. Externally there are communal grounds and gardens.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Placed in Bilston with easy access to Black Country Route and adjoining M6 motorway and boasting fantastic local schools most noteworthy of which is Wednesbury Oak Academy Primary School which has received an Outstanding Ofsted report. Also the property is only a short distance away from the pleasant Rocket Pool. There are great transport links being only a short distance from Coseley and Tipton rail station and Midland Metro tram stations with links to Dudley, West Bromwich and Birmingham.

### Entrance Door

Door to side, doors to various rooms.



## Lounge

16' 5" x 11' 7" ( 5.00m x 3.53m )

Double glazed window to front, spotlights, radiator, door to hall.

## Kitchen

16' 7" x 10' 7" ( 5.05m x 3.23m )

Double glazed window to front, integrated oven and hob, wall and base units, sink with drainer, space for dining table.

## Bedroom One

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed window to rear, radiator, door to hall.

## Bedroom Two

9' 9" x 9' 4" ( 2.97m x 2.84m )

Double glazed window to rear, radiator, door to hall.

## Bedroom Three

11' 11" x 9' 1" ( 3.63m x 2.77m )

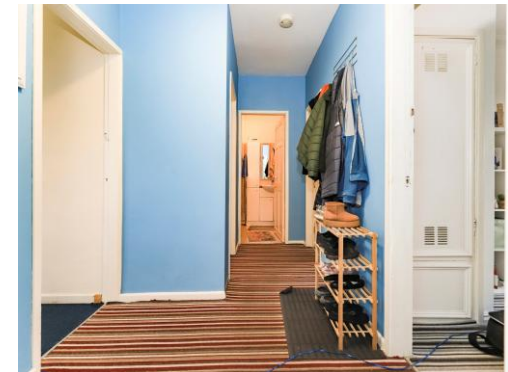
Double glazed window to rear, radiator, fitted wardrobes, door to hall.

## Bathroom

Panelled bath, low flush toilet, pedestal sink

## Outside

Communal grounds









Total floor area 78.9 m<sup>2</sup> (849 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

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
Band: A

Service Charge: 850.00 Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH324515](http://connells.co.uk/Property/WVH324515)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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