

Property details approval form

7 Galbraith Close, Coseley, Bilston, WV14 8HX

Date: 20 May 2026

Property Ref and Version: WVH335144 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £210,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > CHAIN FREE & AVAILABLE NOW!
- > A THREE BEDROOM SEMI DETACHED PROPERTY
- > Well presented
- > Ideal for first time buyers
- > Driveway to front
- > Generous rear garden
- > Well located for Coseley train station
- > VIEWING HIGHLY RECOMMENDED

○ Short Description

"A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME BEING SOLD WITH NO UPWARD CHAIN"

Comprising entrance hall, spacious lounge, fitted kitchen, three bedrooms, first floor wet room, driveway to front & generous rear garden.

○ Long Description

Connells Wolverhampton are pleased to present to market this well presented semi detached home being sold with NO UPWARD CHAIN. The ideal choice for first time buyers, whilst being well located to local amenities and transport linking including Coseley train station. Viewing is highly recommended to appreciate this fantastic starter home, please call Connells Wolverhampton today to arrange a viewing.

Internally the property comprises of an entrance hall leading to a spacious 22ft lounge and fitted kitchen. Upstairs there are three well proportioned bedrooms and a modern wet room. Externally the property continues to impress with a generous size rear garden offering fantastic potential to create your idyllic outdoor space. There is also generous driveway to front providing ample off road parking.

○ Directions

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○ Agents Note

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○ Room Description

The Location & Area

Set to the south of Wolverhampton City Centre in the Coseley Area, the property is ideally situated for access to Birmingham New Road providing commuting links to Wolverhampton and Birmingham. Coseley Rail Station is only a short drive away.

Entrance Hall

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

Lounge

22' 8" x 13' 11" max (6.91m x 4.24m max)

Double glazed window to front, two central heating radiators, gas fireplace, double glazed patio doors to rear leading to the rear garden.

Kitchen

11' 6" max x 5' 8" max (3.51m max x 1.73m max)

Two double glazed windows to side, a range of wall and base units with work surfaces, stainless steel sink and drainer, gas oven, gas hob, pantry/store cupboard.

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○ Room Description

First Floor Landing

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

Bedroom One

13' 3" x 9' 9" into wrobe excluding doorway (4.04m x 2.97m into wrobe excluding doorway)

Double glazed window to front, central heating radiator, fitted wardrobe.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to rear, central heating radiator, fitted wardrobe.

Bedroom Three

10' 1" max x 7' 4" max (3.07m max x 2.24m max)

Double glazed window to front, central heating radiator, store cupboard.

Wet Room

Double glazed window to side, wc, wash hand basin, shower, extractor fan, central heating radiator, tiled walls, tiled flooring.

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○ Room Description

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawn, borders and shrubs, outdoor tap, brick built storage shed, gated side access.

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○ Property Images



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○ Property Images

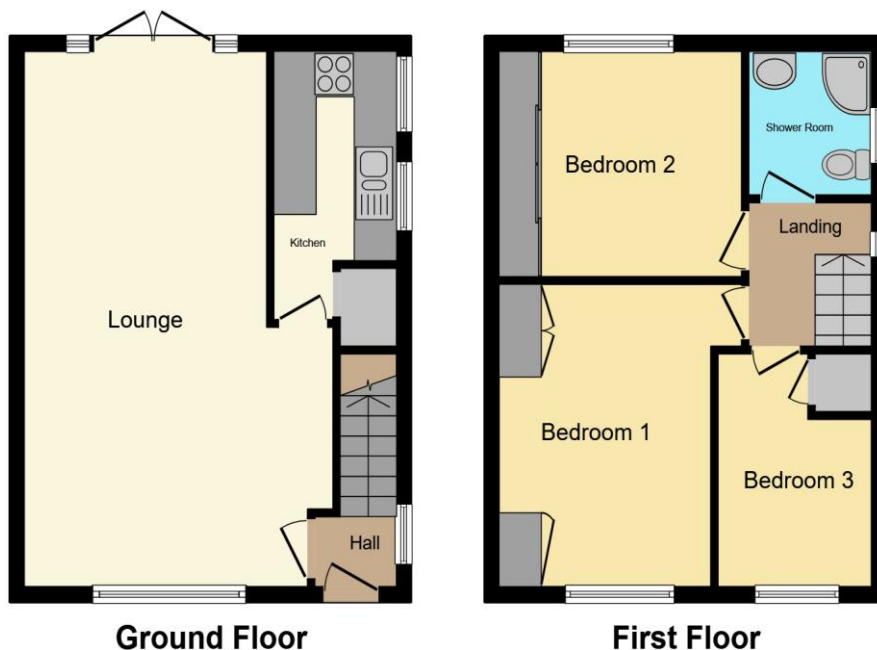
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○ Floor Plan



Total floor area 74.7 m² (804 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



○ Approval

Signature

Date

| | Signature | Date |
|--------------------|-----------|------|
| Robbie Brettle | | |
| Mr Michael Downing | | |