



**Connells**

Woodcross Street  
Woodcross Bilston



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive traditional three bedroom semi detached family property in a popular residential location. Benefiting from being a short distance away from popular transport access links, this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, dining room, recently refitting modern kitchen and modern shower room. On the first floor there are three well proportioned bedrooms in fantastic condition. Externally there is a courtyard style garden to front, side gated access and generous enclosed rear garden, ideal for families.

### The Location & Area

Situated in a popular area which offers fantastic commuting access to the Birmingham New Road with links to Birmingham City centre, Dudley and Wolverhampton. There is a selection of schools, doctors and dentists nearby as well as shopping within neighbouring areas.

### Entrance Hall

Double glazed door to front, feature flooring, central heating radiator, doors to various rooms.

### Lounge

14' 10" into bay x 10' 4" ( 4.52m into bay x 3.15m )

Double glazed window to front, central heating radiator, door to entrance hall.

### Dining Room

12' x 13' 10" ( 3.66m x 4.22m )

Double glazed window to rear, central heating radiator, door to stairs to first floor landing, door to kitchen, door to entrance hall.

### Kitchen

14' 3" x 8' 3" ( 4.34m x 2.51m )

Two double glazed windows to side, a range of stylish wall and base units, inset oven, hob and extractor, space for various appliances, door to shower room, double glazed door to side.

### Shower Room

Shower cubicle, low flush toilet, heated towel rail, vanity sink, door to kitchen.

### First Floor Landing

Doors to various rooms.

### Bedroom One

12' x 13' 10" ( 3.66m x 4.22m )

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

### Bedroom Two

13' x 10' 4" ( 3.96m x 3.15m )

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

### Bedroom Three

10' x 6' 3" ( 3.05m x 1.91m )

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

### Outside Front

Courtyard style garden and side shared access.

### Outside Rear

Large enclosed rear garden with is mostly lawned, paved, brick built outbuilding.









Total floor area 115.7 m<sup>2</sup> (1,245 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)



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EPC Rating: E Council Tax Band: A

Tenure: Freehold

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