



Connells

Queen Street
Bilston



Property Description

Connells Estate Agents in Wednesbury are delighted to present this three-bedroom home in Bilston. Offered with the significant advantage of no onward chain, this property represents a stress-free opportunity for those looking to take their first step onto the property ladder or for savvy investors seeking a high-potential addition to their portfolio.

The ground floor features two reception rooms, offering the flexibility to create a cozy snug for movie nights and a dedicated dining area for hosting friends and family. The kitchen is well-proportioned, leading through to a functional bathroom and a separate WC.

Upstairs, you will find three generously sized bedrooms. Each room serves as a blank canvas, ready for you to add your personal touch and make it truly feel like home.

The rear of the property reveals a private garden, with the added convenience of side access, moving bikes or garden equipment is effortless.

Commuters will appreciate the proximity to major road links, with Junction 10 of the M6 just a short drive away, making travel across the West Midlands a breeze. For the day-to-day, you are spoiled for choice with local shops and major supermarkets just minutes away.

Hallway

Having double glazed front entrance door, laminate flooring, ceiling light point and doors leading to the front reception room, under stairs storage cupboard and the lounge.

Front Reception Room

Having a double glazed window to the front aspect, laminate flooring, ceiling light point and a radiator.

Lounge

13' 1" x 12' 6" (3.99m x 3.81m)
Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point, radiator, stairs to the first floor and door to the rear lobby.

Rear Lobby

Having carpeted flooring, ceiling light point, radiator and doors leading to the side access, garden and door to the kitchen.

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)
Being a fitted kitchen with wall and base units with laminate work tops over. Having a sink with drainer, space for appliances, plumbing for utilities, ceiling light point, vinyl flooring, tiled splash backs and door to the bathroom.

Bathroom

Having a double glazed window to the side aspect, bath, wash hand basin, vinyl flooring, ceiling light point and door to the WC.

Wc

Having a double glazed window to the side aspect, WC, vinyl flooring and a ceiling light point.

First Floor

Landing

Having doors leading to the bedrooms.

Bedroom One

12' 10" x 12' 5" (3.91m x 3.78m)

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point, radiator and storage cupboard with loft access.

Bedroom Two

11' 10" Max x 9' 1" Max (3.61m Max x 2.77m Max)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Three

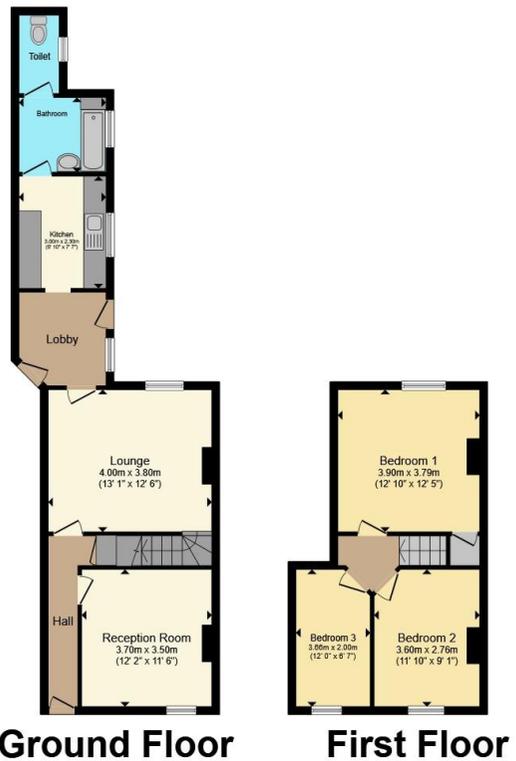
12' Max x 6' 7" Max (3.66m Max x 2.01m Max)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Rear Garden

Being a private rear garden with brick paved patio.





Ground Floor

First Floor

Total floor area 94.0 m² (1,011 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



To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/WED312219

Tenure: Freehold



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: WED312219 - 0002