



Connells

Brooklyn Grove  
Bilston





## Property Description

Connells Wolverhampton are delighted to bring to market this well presented three bedroom semi-detached family home situated in the popular area of Bilston.

Internally the property comprises of an inviting entrance hallway leading to a converted garage which is now used as a storage room, two reception rooms being used as a lounge and dining ground floor wc, utility room and a modern stylish kitchen. On the first floor there are three bedrooms and a stylish shower room.

Externally there is off road parking for ample vehicles and a well presented rear garden.

## Location And 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 and excellent local schools are nearby.

## Approach

Ample off road parking.

## Porch

Door to entrance hallway.

## Entrance Hallway

Radiator, stairs to first floor, doors to various rooms.

## Ground Floor Wc

Low flush wc, tiled walls, heated towel rail, hand basin, extractor fan.

## Storage Area

14' 3" x 6' 3" ( 4.34m x 1.91m )  
Double glazed window to front, radiator.

## Lounge

12' 7" x 10' 3" ( 3.84m x 3.12m )  
Double glazed window to front, radiator.

## Dining Room

Double glazed window to rear, radiator, doors to rear garden.

## Utility

11' 2" x 10' 3" ( 3.40m x 3.12m )  
Double glazed window to rear, radiator, patio doors, doors to hallway and kitchen.

## Kitchen

14' 2" x 5' 10" ( 4.32m x 1.78m )

Matching wall and base units with stainless steel sink drainer with mixer tap, plumbing point for washing machine, oven and grill with extractor hood above, wall mounted boiler, double glazed window to rear, door to rear garden and utility.

## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

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

Double glazed window to front, radiator.

## Bedroom Two

10' 4" x 11' ( 3.15m x 3.35m )

Double glazed window to rear, radiator.

## Bedroom Three

6' 2" x 6' 5" ( 1.88m x 1.96m )

Double glazed window to front, radiator.

## Shower Room

Walk in shower cubicle, low flush wc, was hand basin, extractor fan, heated towel rail, tiled walls and double glazed window to side.

## Outside Rear

Potential to be landscaped with mature tree, outside tap point and timber fencing.



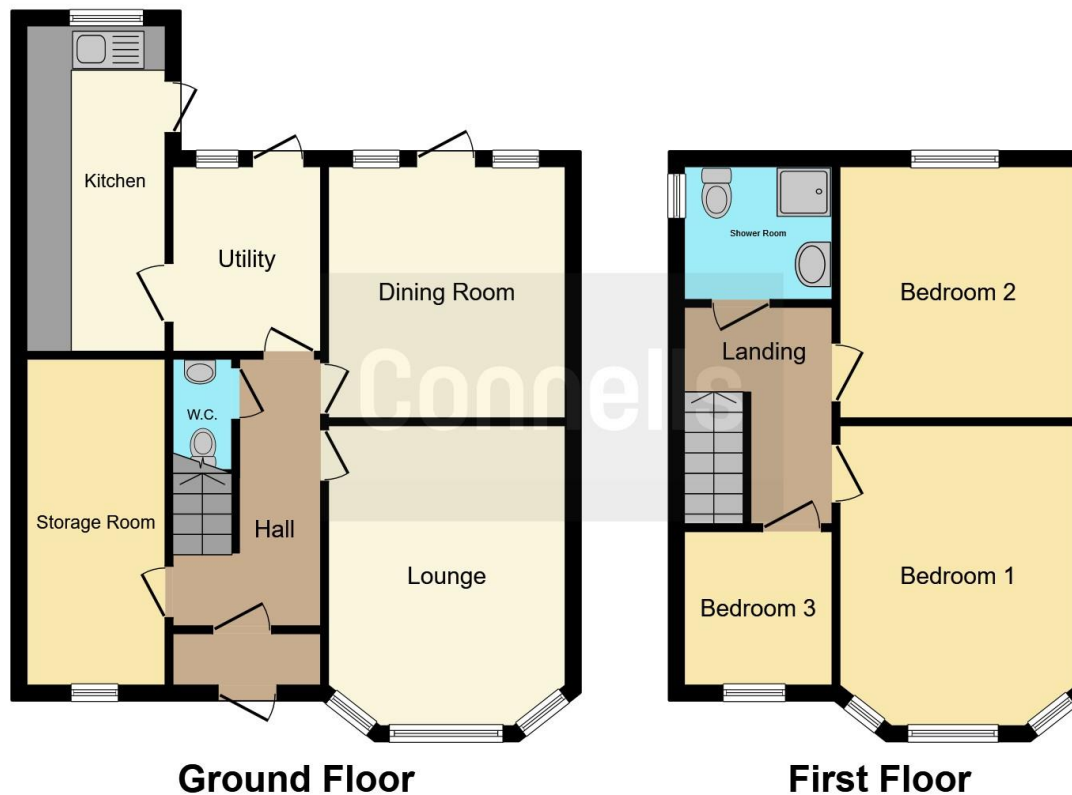












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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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