



LEE COOKE

Kendrick Place, Bilston, WV14 8LH

£240,000

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ESTATE AGENCY GROUP

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Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Lee Cooke Estate Agency Group proudly presents this beautifully updated semi-detached home, offering a superb blend of modern living and practical design, refurbished by its current owner.

Upon entering, a welcoming entrance porch leads to the main hall, setting the tone for the quality within. The ground floor features a spacious evening lounge, perfect for relaxation, and a re-fitted guest WC for convenience. The heart of this home is truly the wonderful, open-plan entertainment kitchen diner, boasting named appliances, a breakfast bar, and vaulted ceilings with skylights. French doors with side view windows provide a seamless connection to the delightful rear garden.

Ascending to the first floor, you will discover two comfortable double bedrooms and a re-styled fitted shower room, complete with contemporary black edition fittings, a walk-in shower, wall-mounted wash basin, and a heated towel rail. Externally, the property offers a generous frontage with ample concrete printed off-road parking. A remote-controlled gated roller shutter provides secure access to further rear parking. The low-maintenance rear garden is a genuine highlight, featuring attractive entertainment patio areas, artificial lawn, and dual raised decked spaces leading to a detached summer house, offering versatile usage options as a workshop, home office, or additional leisure space.

For further details, to book a viewing, or for a free selling valuation, please contact Lee Cooke Estate Agency Group today!

Location and Area

Situated on Kendrick Place, within the popular area of Bilston, this property benefits from excellent local amenities. Bilston offers a fantastic selection of local shops, medical facilities, public houses, and eateries, all within easy reach. Superb transport links, including the metro route into Wolverhampton and Birmingham City Centre, are also conveniently located nearby.

Entrance Porch

Having a feature traditional composite style door to front access, with a selection of windows to front, a further double glazed composite door leading into the entrance hall.

Entrance Hall

Having a double glazed composite door to front, stairs to first floor landing, smoke alarm, central heated radiator, storage cupboard, laminate floor, and doors to various rooms.

Ground Floor Guest WC

Having a re fitted suite with a low flush toilet, spotlights to ceiling, feature panelled walls, wall mounted Worcester combination boiler, and door leading into the hall.





Evening Lounge - 17'7" into bay x 10' max

Having a double glazed bay window to front, central heated radiator, door leading into the entrance hall.

Entertainment Kitchen Diner - 17'5" x 15'6" max

Viewing is highly recommended.

Having a selection of double glazed french doors with side view windows with shutters leading to and overlooking the wonderful rear garden, a fantastic selection of re fitted wall and base units with commentary breakfast bar, spotlights to ceiling, two feature wall mounted radiators, door leading into the hall, laminate flooring, electric hob with oven, extractor hood, and microwave, and two skylights with vaulted ceiling.

First Floor Landing

Having stairs leading to the ground floor, double glazed window to front, and loft access.

Bedroom One - 15'9" x 8'6" max

Double glazed window to rear, double glazed window to front, central heated radiator, and door to landing.

Bedroom Two - 8'5" x 10'7" max 7'1" min

Double glazed window to rear, built in wardrobe, central heated radiator, and door to landing.

Attic Area

Having a large attic area ideal for conversion STRP currently only used for storage.

Shower Room

Having a wonderful re designed re fitted shower room with black edition fittings, having a walk in shower area with feature screen, wall mounted wash basin, low flush toilet, wall storage, heated towel rail, extractor fan, double glazed window to rear, and door to first floor landing.

Front Garden

Having a large frontage with ample concrete printed off road parking, with remote roller shutter leading to the rear secure parking area.



Rear Garden

Viewing is highly advised.

Having a wonderful and low maintenance landscaped rear garden, with a selection of feature paved entertainment patio areas, dual raised decked areas, and an artificial lawned area, external water tap, remote control roller shutter leading to the front entrance, and feature panelled fencing.

Detached Summer House - 13'7" x 8'7" max

This room has various usage options which includes workshop, summer house, or even home office, having double glazed french doors, cladded walls, and decked area to front.

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- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)
- Surveys – Removals – Trades are also available (with our partners)

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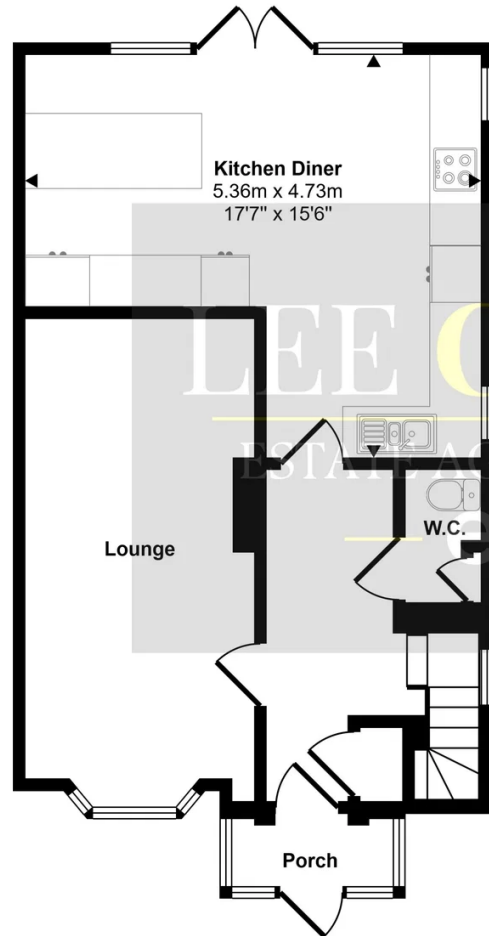


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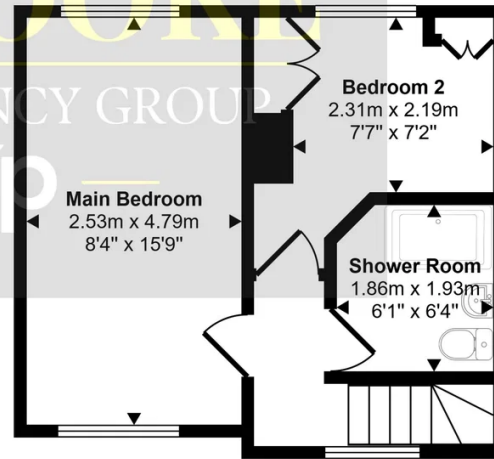


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Ground Floor



First Floor

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