



Connells
FOR SALE

Connells

Hartland Avenue
Bilston



Property Description

Connells Wolverhampton are pleased to present to market this semi-detached home being sold with no upward chain. Well located to local amenities, schooling and transport links this home promises to be the ideal choice for first time buyers and families alike.

Boasting spacious living accommodation throughout and field views to rear the internal accommodation comprises of entrance porch leading to inner hall, comfortable lounge, fitted kitchen with integrated appliances, lean to ideal for storage and downstairs wc. On the first floor there are three well proportioned bedrooms and family shower room.

Externally the property boasts off road parking to front and a large enclosed garden to rear perfect for entertaining friends and family.

Viewing is highly recommended too appreciate.

Location And Area

Set to the south of Wolverhampton City Centre in the Coseley area only a short distance from Coseley rail station, easy transport links to Dudley, West Bromwich and Birmingham, numerous local restaurants and shops also within easy reach.

Entrance Porch

Double glazed door to front, matching side panels.

Entrance Hall

Double glazed door to front, stairs to first floor landing, radiator.

Lounge

14' 11" max into recess x 11' 11" (4.55m max into recess x 3.63m)

Double glazed window to front, radiator, gas fire place.

Kitchen

15' x 9' (4.57m x 2.74m)

Double glazed window to rear, range of wall and base units with work surfaces above, stainless steel sink drainer, integrated electric oven, gas hob, radiator, double glazed door to rear leading to the lean to.

Lean To

7' 10" x 4' 1" (2.39m x 1.24m)

Double glazed windows to rear, double glazed door to side with access to the garden, access to wc.

Wc

Wc and radiator.

First Floor Landing

Loft access via drop down ladder, airing cupboard, doors to various rooms.

Bedroom One

12' 2" x 11' max into recess (3.71m x 3.35m max into recess)

Double glazed window to front, radiator.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to rear, radiator.

Bedroom Three

8' 2" x 7' 6" (2.49m x 2.29m)

Double glazed window to front, radiator.

Bathroom

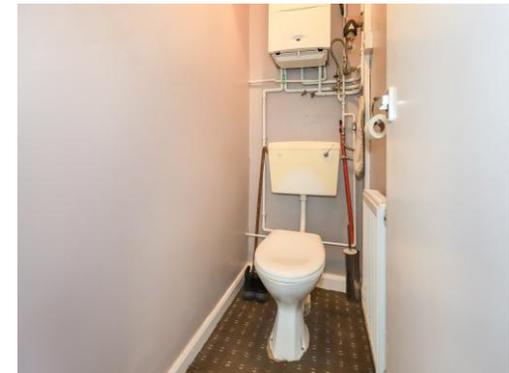
Double glazed window to rear, wc, wash hand basin, shower cubicle, radiator, part tiled walls.

Outside Front

Driveway.

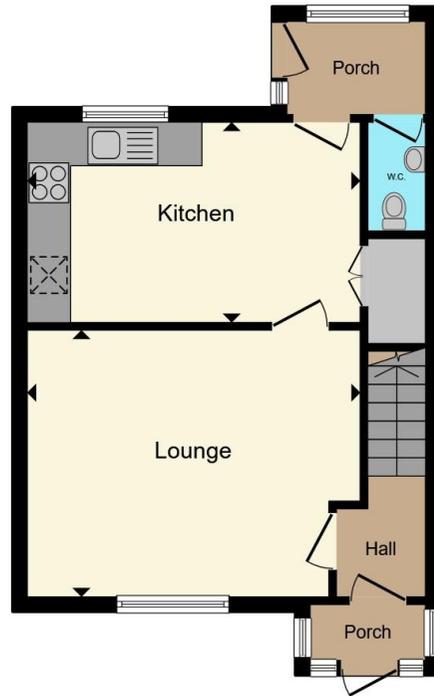
Outside Rear

Raised patio area, generous lower lawn, borders and shrubs, storage shed, green house, outdoor light, outdoor tap, double gated side access, gated rear access.

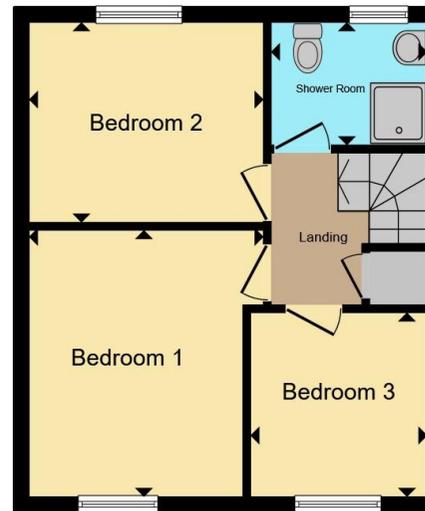








Ground Floor



First Floor

Total floor area 75.6 m² (813 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 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333730



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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.

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