



**Connells**

Wilkinson Avenue  
Bilston





### Property Description

The Award Winning Connells Wolverhampton branch is delighted bring to the market this deceptive spacious three bedroom semi detached family home in Bilston. Viewings are highly recommended so call Connells today to book your viewing.

Internally the property comprises of entrance hall leading to a convenient ground floor wc, spacious kitchen and cosy lounge. Heading to the first floor you will find three generous bedrooms and bathroom. Outside to the front is off road parking and front garden. The rear benefits from having a generous size rear garden.

### The Location & Area

Being conveniently situated for Wolverhampton City centre that offers an extensive range of amenities, shopping and leisure facilities and a good selection of highly regarded schools and universities.

### Approach

Set back from the roadside behind off road parking and a front garden.

### Entrance Hall

Ceiling light point, central heating radiator, stairs rising to first floor, door to ground floor wc, kitchen and lounge.

### Ground Floor Wc

Low flush wc, ceiling light point, central heating radiator, double glazed window to front.

### Lounge

14' 3" max x 11' 9" max ( 4.34m max x 3.58m max )

Double glazed window to front and rear, two central heating radiators, ceiling light point, electric fireplace.

### Kitchen

10' 9" x 8' 4" ( 3.28m x 2.54m )

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring hob, plumbing for washing machine, wall mounted boiler, central heating radiator, double glazed window to rear, doors to hallway and lobby.

### Lobby

Storage cupboard beneath the stairs, ceiling light point, doors to kitchen and garden.



## First Floor Landing

Double glazed window to rear, ceiling light point, doors to various rooms.

## Bedroom One

11' 9" max x 8' max ( 3.58m max x 2.44m max )

Double glazed window to front, central heating radiator, ceiling light point, loft access.

## Bedroom Two

11' 4" max x 8' 5" max ( 3.45m max x 2.57m max )

Double glazed window to front, central heating radiator, ceiling light point, airing cupboard.

## Bedroom Three

9' max x 6' 6" max ( 2.74m max x 1.98m max )

Double glazed window to rear, central heating radiator, ceiling light point.

## Family Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, central heating radiator, extractor fan, double glazed window to rear.

## Outside Rear

Paved patio area, central path, lawned, outside tap, side gate.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Please note the Vendors advises there is a mine shaft within 20 meters of the boundary. Please seek advice before incurring any costs.



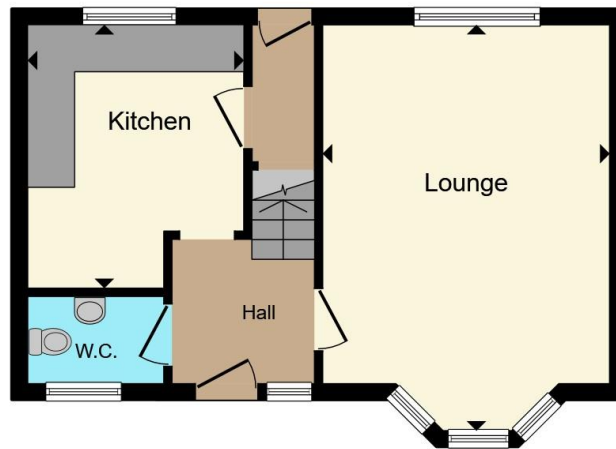




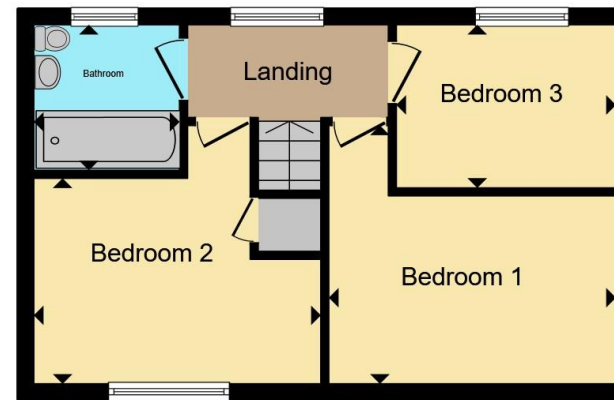








**Ground Floor**



**First Floor**

Total floor area 68.9 m<sup>2</sup> (742 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)

**Connells**

To view this property please contact Connells on

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334650](http://connells.co.uk/Property/WVH334650)**



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