



Connells
01902 710 170
FOR SALE

Connells

Mount Pleasant Street
Coseley Bilston



Property Description

The Award Winning Connells Wolverhampton branch is proud to present this three bedroom semi detached family home boasting NO ONWARD CHAIN in the area of Coseley. Viewings are highly recommended, call today to book your viewing.

The property comprises of porch leading to an inviting entrance hall, front lounge, dining area/sitting room to the rear. The ground floor is completed by having a well appointed kitchen and storage area for potential utility space. Heading upstairs you will find three bedrooms and a family bathroom. Outside to the front is off road parking for several vehicles, whilst the rear offers a well presented rear garden. This family home also benefits from having a garage for potential storage space or additional parking.

The Location & Area

Located in the popular residential area of Coseley this property sits in close proximity to the Birmingham New Road which offers fantastic commuting links into Wolverhampton, Dudley, Birmingham and further afield. Located near by is the Black Country Route which offer fantastic commuting access to the M6. Nearby is Coseley train station which also offers great commuting links.

Approach

Set back from the roadside behind block paved driveway for several vehicles.

Entrance Porch

Door to entrance hall.

Entrance Hall

Stairs rising to first floor, ceiling light point, central heating radiator, archway to storage space, doors to lounge and dining room/sitting area.

Lounge

11' 6" max x 10' 5" max (3.51m max x 3.17m max)

Double glazed window to front, electric fireplace, central heating radiator, ceiling light point.

Dining Room/ Sitting Area

16' 9" max x 11' 10" max (5.11m max x 3.61m max)

Gas fireplace, two wall lights, two double glazed windows to rear, two ceiling light points, door to hallway and kitchen, dining room/sitting area and garage.

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)

Matching wall and base units with stainless steel and drainer with mixer tap, space for fridge, part tiled walls, ceiling light point, window to rear, door to lobby/utility.

Lobby

Two storage cupboards, power supply, double glazed windows, doors to rear garden and kitchen.

First Floor Landing

Double glazed window to side, loft access, ceiling light point.

Bedroom One

11' 6" max x 8' 3" to wardrobe (3.51m max x 2.51m to wardrobe)

Double glazed window to front, central heating radiator, ceiling lighting point, fitted wardrobes.

Bedroom Two

12' max x 10' 2" max (3.66m max x 3.10m max)

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

Bedroom Three

6' 8" x 6' 4" (2.03m x 1.93m)

Double glazed window to front, central heating radiator, ceiling lighting point.

Family Bathroom

Bath with shower over, wash hand basin unit, low flush wc, tiled walls, cupboard housing wall mounted boiler, ceiling light point, central heating radiator, extractor fan, double glazed window to rear.

Outside Rear

Block paving, paved area, lawn, shed, timber fencing and gravel boards.

Garage

18' 4" x 10' 3" (5.59m x 3.12m)

Opening doors to front, lighting, power, door to kitchen.

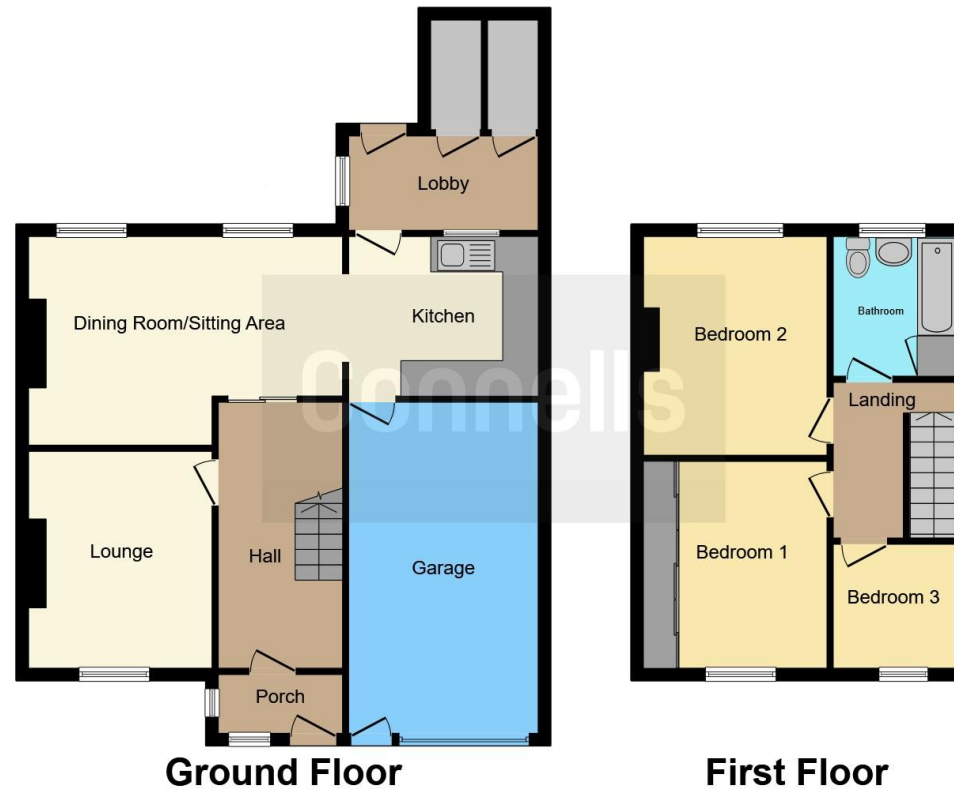
Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved









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.focalagent.com

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333216



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: WVH333216 - 0004