



**Connells**

Seagull Bay Drive  
Coseley Bilston



## Property Description

Connells Wolverhampton are delighted to present to market this modern detached family home situated in a cul-de-sac location. Well positioned for general amenities and Coseley train station offering regular routes into Wolverhampton and Birmingham City centre. There are also nearby schooling in both sectors making this a perfect choice for families. Viewing is highly recommended to appreciate this fantastic family home, call Connells today to arrange a viewing.

The ground floor comprises of porch leading to an inner hall, spacious lounge with feature bay window, entertainment style kitchen diner with integrated appliances, conservatory and ground floor wc. Upstairs to property boast four good size bedrooms, stylish master ensuite and family bathroom. Externally the property provides generous parking to front, enclosed garden to rear and 16ft garage with internal access ideal for storage or conversion (subject to relevant permissions).

## The Location & Area

Situated in a popular residential area this property is close to local schools, shops and amenities. Public transport including Coseley train station as well as Birmingham New Road and the Black Country route giving access to Wolverhampton, Birmingham and beyond.

## Entrance Porch

Double glazed door, door to entrance hall.

## Entrance Hall

Door to front, stairs to first floor landing, access to garage.

## Lounge

Double glazed bay window to front, two central heating radiators.

## Kitchen Diner

Double glazed windows to side and rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, five ring gas hob, integrated fridge, fitted utility bar with separate stainless steel sink and drainer, wall and base units with works surfaces, integrated dishwasher. access to wc, double glazed door to rear garden, double glazed sliding door to conservatory.

## Conservatory

UPVC double glazed, central heating radiator, double glazed patio doors leading to rear garden.

## Wc

Double glazed window to side, wc, wash hand basin, heated towel rail.

## First Floor Landing

Double glazed window to side, central heating radiator, airing cupboard, loft access with drop ladder and part boarded.

## Bedroom One

Double glazed window to front, central heating radiator, door to en-suite.

## En-Suite

Double glazed window to front, wc, wash hand basin, shower cubicle, extractor fan, heated towel rail, part tiled walls, tiled flooring.

## Bedroom Two

Double glazed window to rear, central heating radiator.

## Bedroom Three

Double glazed window to rear, central heating radiator.

## Bedroom Four

Double glazed window to rear, central heating radiator.

## Family Bathroom

Double glazed window to front, vanity wc and wash hand basin, freestanding bath with mixer taps and shower, heated towel rail, part tiled walls, laminate floor.

## Garage

Electric roller door, power, lighting, plumbing for appliances, access door.

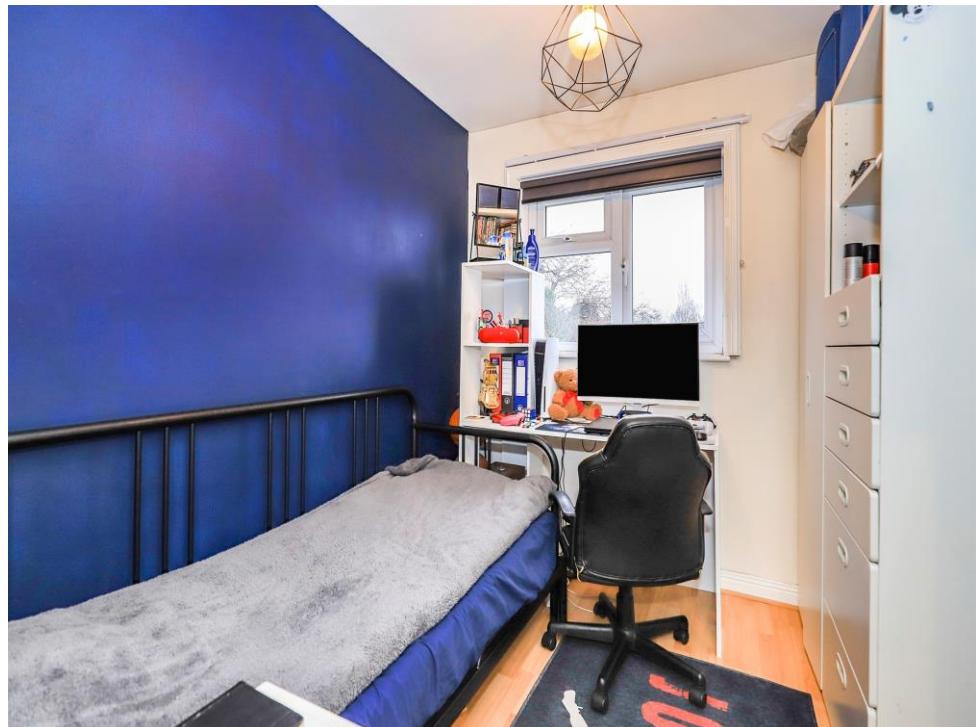
## Outside Front

Generous block paved driveway, outside light.

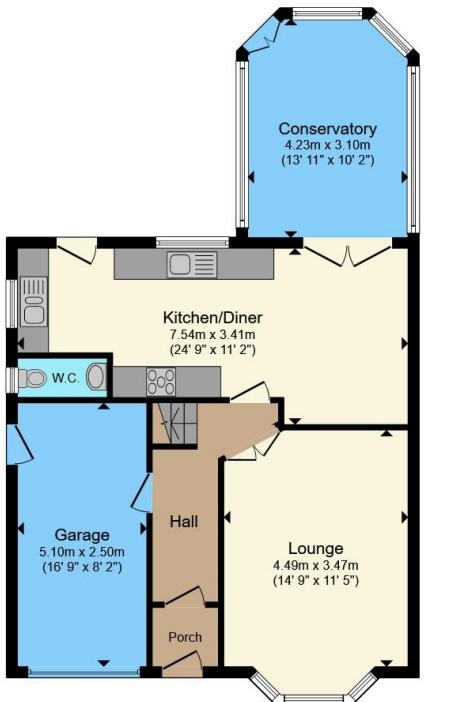
## Outside Rear

Raised patio, two decking areas, artificial lawn, outside tap, outside light, two electric points, gated access to both sides.

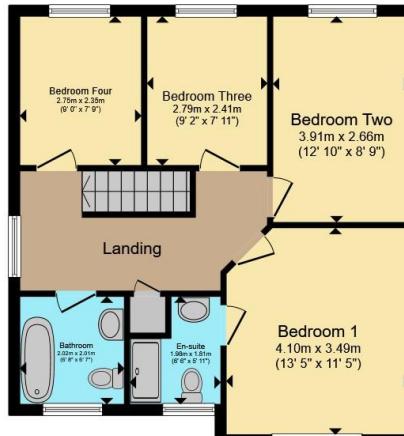








**Ground Floor**



**First Floor**

Total floor area 133.7 m<sup>2</sup> (1,439 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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EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334455](http://connells.co.uk/Property/WVH334455)**



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.

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