



Connells

Edward Close  
Bilston



### Property Description

Connells Wolverhampton have the delight to bring to the market this three bedroom semi-detached family home situated in a cul-de-sac in the popular area of Bilston and boasts no onward chain.

The property comprises of entrance hallway, spacious lounge, dining room, well appointed kitchen, three generously sized bedrooms and a family bathroom. Externally there is a low maintenance front garden and a low maintenance well presented rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

This property is conveniently located to the Black Country Route which leads onto the M6 motorways for access into Birmingham city centre and beyond. The Birmingham New Road is also close by which offers easy access to Wolverhampton city centre as well as Dudley town. Local bus routes and Coseley train station are also close by.

### Approach

Low maintenance front garden with access to the main accommodation.

### Entrance Hallway

Radiate, stairs to first floor, storage cupboard, door to lounge and kitchen.

### Lounge

11' 8" max x 10' 8" max ( 3.56m max x 3.25m max )

Double glazed window to front, radiator.

### Dining Room

12' 4" max x 11' 8" max ( 3.76m max x 3.56m max )

Radiator, door to lounge and kitchen ,double glazed sliding door to rear.

### Kitchen

12' 4" x 5' 9" ( 3.76m x 1.75m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, plumbing point for washing machine, partly tiled walls, radiator, double glazed window to rear.

## First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

## Bedroom One

12' 4" max x 12' max ( 3.76m max x 3.66m max )

Double glazed window to rear, radiator, storage cupboard housing the boiler.

## Bedroom Two

10' 9" max x 9' 4" max ( 3.28m max x 2.84m max )

Double glazed window to front, radiator.

## Bedroom Three

8' 4" max x 7' 10" max ( 2.54m max x 2.39m max )

Double glazed window to front, radiator.

## Bathroom

P shaped bath, low flush wc, wash hand basin, partly tiled walls, heated towel rail, double glazed window to side.

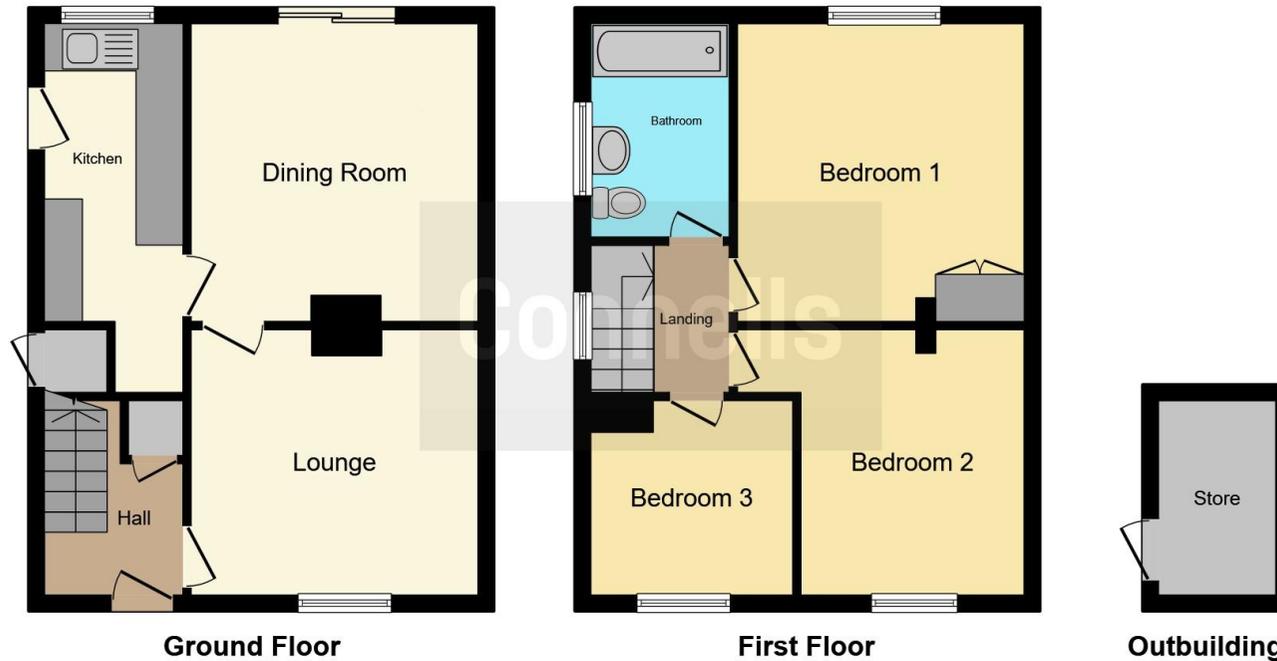
## Outside Rear

Paved patio area with lawn, timber shed, brick built storage shed, outside tap point and side gate.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333278](http://connells.co.uk/Property/WVH333278)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH333278 - 0004