

**Connells**  
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**FOR SALE**

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Dimmocks Avenue  
Bilston



### Property Description

Connells Wolverhampton have the delight to bring to the market this immaculately presented and deceptively spacious three/ four bedroom extended family home. Benefiting from a large internally and external amount of space this property must be viewed in order to fully appreciate.

The property comprises of an entrance porch, entrance hall, lounge, dining room, conservatory, spacious family kitchen with solid stone worktops and breakfast bar area as well as a generous utility. Also on the ground floor there is a home office/ potential bedroom four as well as a downstairs wc and garage. On the first floor there is a selection of three bedrooms and a modern family shower room. Externally to front there is a generous driveway and garden area with brick wall and wrought iron fencing and to the rear there is a generous garden mostly lawned with a feature composite decking area with brick wall and glass panels.

### Location And Area

Dimmocks Avenue is a pleasant tree lined residential street close to Coseley, Wolverhampton city centre and Dudley town centre, along with Coseley train station, a variety of shops, local amenities, bus routes and schools nearby.

### Entrance Porch

Double glazed door to front, door to entrance hall.

### Entrance Hall

Feature tiling, radiator, stairs access, door to kitchen, door to lounge.

### Lounge

11' 4" x 10' 6" ( 3.45m x 3.20m )  
Double glazed bay window to front, radiator, feature fire place, open to dining room.

### Dining Room

11' 6" x 10' 5" ( 3.51m x 3.17m )  
Double sliding door to conservatory, radiator, open to lounge.

### Conservatory

14' 9" x 12' 4" ( 4.50m x 3.76m )  
Double glazing, door to garden.

### Kitchen

8' 4" x 13' 7" ( 2.54m x 4.14m )  
Double glazed window to rear, range of stylish wall and base units with inset oven, hob and extractor, door to utility area, solid stone worktops.

### Utility

8' 2" x 8' 3" ( 2.49m x 2.51m )  
Range of wall and base units, double glazed window to rear, radiator, door to downstairs wc.

### Downstairs Wc

Low flush toilet, double glazed window, radiator, door to utility.



### Office/ Potential Bedroom Four

16' 4" x 6' 6" ( 4.98m x 1.98m )

Double glazed bow window to front and radiator.

### First Floor Landing

Doors to various rooms.

### Bedroom One

13' 4" x 9' 4" ( 4.06m x 2.84m )

Double glazed window to front, fitted wardrobe, radiator, door to landing.

### Bedroom Two

11' 9" x 8' 7" ( 3.58m x 2.62m )

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

### Bedroom Three

7' 4" x 6' 3" ( 2.24m x 1.91m )

Double glazed window to front, radiator, door to landing.

### Family Bathroom

Double glazed window to rear, waterfall shower in cubicle, vanity sink, low flush toilet, radiator, door to landing.

### Outside Front

Large driveway with ample off road parking, lawned garden area, brick wall with wrought iron railings.

### Garage

11' 3" x 8' 6" ( 3.43m x 2.59m )

Up and over door to front, door to utility.

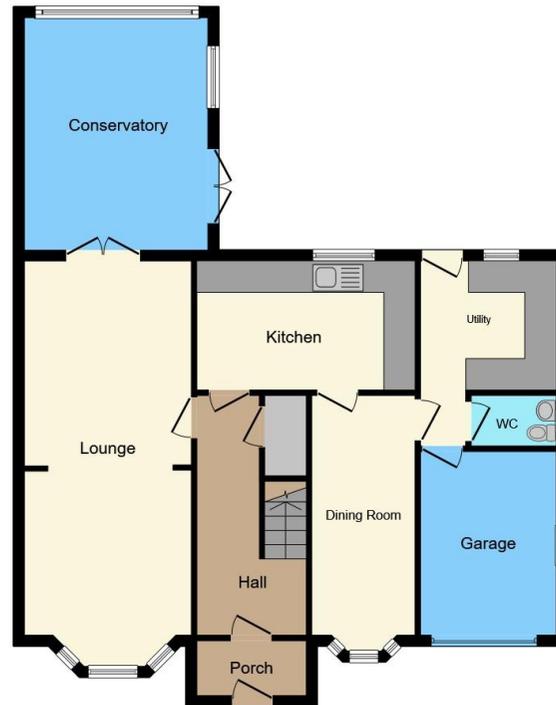
### Outside Rear

Good sized enclosed rear garden, mostly lawned surrounded by a range of panelled fencing as well as a large compost decking area with brick wall and glass panels.









**Ground Floor**



**First Floor**

Total floor area 132.1 m<sup>2</sup> (1,422 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)



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WOLVERHAMPTON WV1 4EX

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

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