



**Connells**

Fozdar Crescent  
Bilston



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive show home styled two bedroom ground floor maisonette ideal as a bungalow alternative or first time purchase. Viewing is highly recommended to fully under stair and appreciate the immaculate condition, call Connells today to book a viewing.

The property comprises of entrance hall, large lounge, modern fitted kitchen, two spacious bedrooms and modern fitted bathroom. Externally there is a private enclosed rear garden with garden rooms as well as communal grounds.

### Entrance Hall

Double glazed door to side, central heating radiator, doors to various rooms.

### Lounge

14' 3" x 12' 2" ( 4.34m x 3.71m )

Double glazed window to front, central heating radiator, door to entrance hall.

### Kitchen

9' 3" x 8' ( 2.82m x 2.44m )

Double glazed window to rear, double glazed door to rear, a range of wall and base units, inset oven, hob and extractor, space for fridge freezer, space for washing machine, door to entrance hall.

### The Location & Area

A fantastic position for commuting links to Wolverhampton, Dudley and Birmingham with Coseley Railway Station only a short drive away. There are numerous local shops and eateries and a range of highly regarded local schools.



## Bedroom One

11' 5" x 11' 6" ( 3.48m x 3.51m )

Double glazed window to front, central heating radiator, door to entrance hall.

## Bedroom Two

13' x 8' 9" ( 3.96m x 2.67m )

Double glazed window to rear, central heating radiator, door to entrance hall.

## Bathroom

Double glazed window to rear, wash hand basin, extractor fan.

## Outside Rear

Enclosed rear garden with main paved, a range of panelled fencing, timber constructed outbuilding with light and power.

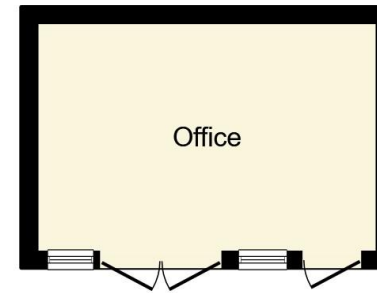








**Floor Plan**



**Outbuilding**

Total floor area 71.8 m<sup>2</sup> (773 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

**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

Service Charge: 400.00 Ground Rent:  
20.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334633](http://connells.co.uk/Property/WVH334633)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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