



**13A CONISTON ROAD**  
**WOLVERHAMPTON, WV6 9DT**

**OFFERS IN THE REGION OF £265,000**  
**FREEHOLD**

NO CHAIN - Extended three bedroom semi-detached home situated on the outskirts of Wolverhampton occupying an enviable position within walking distance of local shops, schools in both sectors & Bilbrook Train Station just a short drive away. Whilst the property would benefit from some general modernisation, there is well presented and spacious accommodation throughout featuring entrance porch, hallway, separate living and sitting rooms, extended kitchen, three bedrooms, shower room, large rear garden and a driveway to the front providing off road parking.



# 13A CONISTON ROAD

- No Onward Chain • Extended & Well Presented Three Bedroom Home • Ideal Family Home • Close To A Range Of Local Amenities • Extremely Popular Location In Outskirts Of Wolverhampton • Separate Living & Sitting Rooms



## APPROACH

The property is approached via a block paved driveway providing off road parking.

## ENTRANCE PORCH

Door to the hallway.

## HALLWAY

Radiator, staircase to the first floor landing and doors to both the living room, dining room and kitchen.

## DINING ROOM

Double glazed bay window to the front and radiator.

## EXTENDED LIVING ROOM

Double glazed window to the rear, radiator and feature fireplace.

## KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls, built in pantry and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1¼ sink and drainer unit with mixer tap. There is space for various household appliances

including plumbing for a washing machine and a part glaze door provides access to the rear.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors radiating to:

## BEDROOM ONE

Double glazed bay window to the front and radiator.

## BEDROOM TWO

Double glazed window to the rear and radiator.

## BEDROOM THREE

Double glazed window to the front and radiator.

## SHOWER ROOM

Double glazed obscure window to the rear, tiled walls, built in airing cupboard and suite comprising close coupled w.c, wash hand basin and electric shower.

## **GARAGE**

Up and over door to the front, power points and lighting.

## **REAR GARDEN**

To the rear of the property is a good size mature garden with a paved patio area and lawn beyond.

## **PARKING**

Driveway to the front providing off road parking.

## **COUNCIL TAX**

Wolverhampton City Council - Tax Band C

## **TENURE Freehold**

The property is freehold.

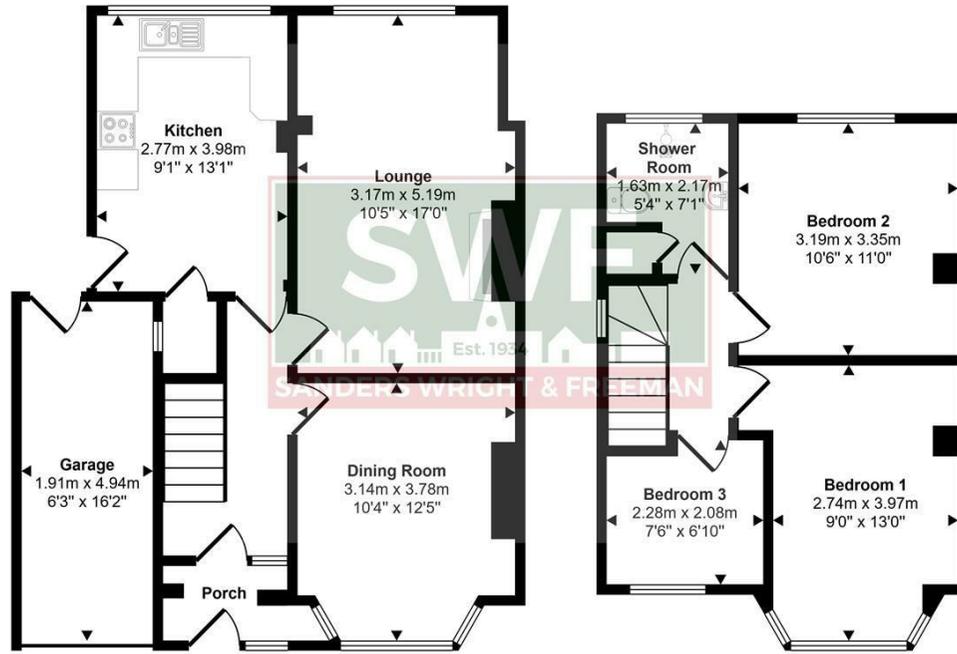
## **SERVICES**

The agent understands that mains gas, electricity, water and drainage are available.

## **13A CONISTON ROAD**



Approx Gross Internal Area  
95 sq m / 1018 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements