



## Andersleigh Drive

Bilston, WV14 9AY

Offers Over £215,000



This well-presented two-bedroom end terrace home at Andersleigh, offers comfortable and well-maintained accommodation, ideal for first-time buyers, downsizers, or those seeking a property ready to move straight into.

The ground floor features a welcoming lounge with a bay window allowing plenty of natural light, creating a bright and inviting living space. To the rear, the kitchen/dining room is thoughtfully arranged with ample storage and workspace, providing a practical setting for everyday living and dining. The adjoining conservatory offers an additional reception area overlooking the garden, ideal for relaxing or entertaining.

Upstairs, the property benefits from two well-proportioned bedrooms, including a generous principal bedroom, along with a modern shower room finished in a clean and functional style. The home has clearly been carefully looked after throughout, offering a comfortable and move-in-ready environment.

Externally, the property enjoys a private rear garden, providing outdoor space to relax and enjoy during warmer months. A private drive to the front of the property offers off street parking for extra convenience.

Situated within a convenient residential area, Andersleigh is well placed for a range of local amenities including shops, supermarkets, cafés, and everyday services. There are several well-regarded primary and secondary schools nearby, making the location suitable for a variety of buyers. Excellent transport links provide easy access to Bilston, Coseley, Wolverhampton, Dudley, and surrounding areas, while nearby road networks support straightforward commuting across the Black Country.

A well-maintained and practical home in a convenient location, perfectly suited to first-time buyers or those looking to downsize.



Lounge 14' 0" x 9' 1" (4.27m x 2.78m)

This light and airy lounge presents a comfortable space with dark wooden flooring and a large bay window that bathes the room in natural light. It features an electric fireplace and is furnished with leather sofas and an armchair, creating a cosy seating arrangement perfect for relaxing or entertaining.

Kitchen/Dining Room 13' 5" x 8' 3" (4.09m x 2.51m)

The kitchen/dining room offers a functional and modern space with tiled flooring and a tiled splashback complementing the sleek black countertops. White cabinets provide ample storage while integrated appliances, including an oven and washing machine, add convenience. The dining area comfortably fits a table and chairs, making it a sociable spot for meals, with a window and door opening into the adjoining conservatory.

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

The conservatory is a bright and inviting space with a glass roof and windows on three sides, flooding the area with natural light. It offers a peaceful seating area, ideal for relaxing with views over the garden, and features a door that provides direct access to the outdoor space.

Bedroom 1 13' 7" x 12' 1" (4.14m x 3.68m)

Bedroom 1 is a generous double room with two large windows that fill the space with daylight. The room benefits from a muted, neutral decor and carpet flooring, which adds to the calm atmosphere. Storage is provided by free standing wardrobes, and the layout allows plenty of room for additional bedroom furniture.

Bedroom 2 10' 2" x 7' 2" (3.09m x 2.19m)

Bedroom 2 is a bright and versatile room overlooking the garden, featuring wood-effect flooring and neutral décor. The space is well suited for use as a guest bedroom, nursery, or home office, with free standing wardrobe and shelving providing practical storage.

Shower Room 6' 1" x 5' 8" (1.85m x 1.73m)

The shower room is well-appointed with a modern suite including a corner shower cubicle with glass doors, a vanity unit with a basin, and a toilet. Neutral tiling around the lower half of the walls complements the patterned floor tiles, while a small window ensures natural light and ventilation.

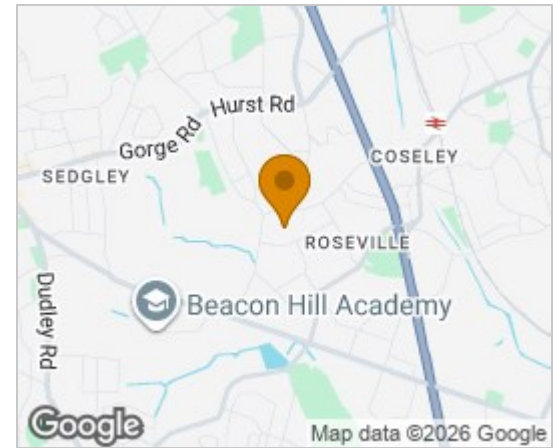
Hall

The hallway provides a welcoming entrance with a window next to the front door, which features decorative glass panels. The walls are painted a soft grey and there is a radiator cover, making the area neat and practical for daily use.

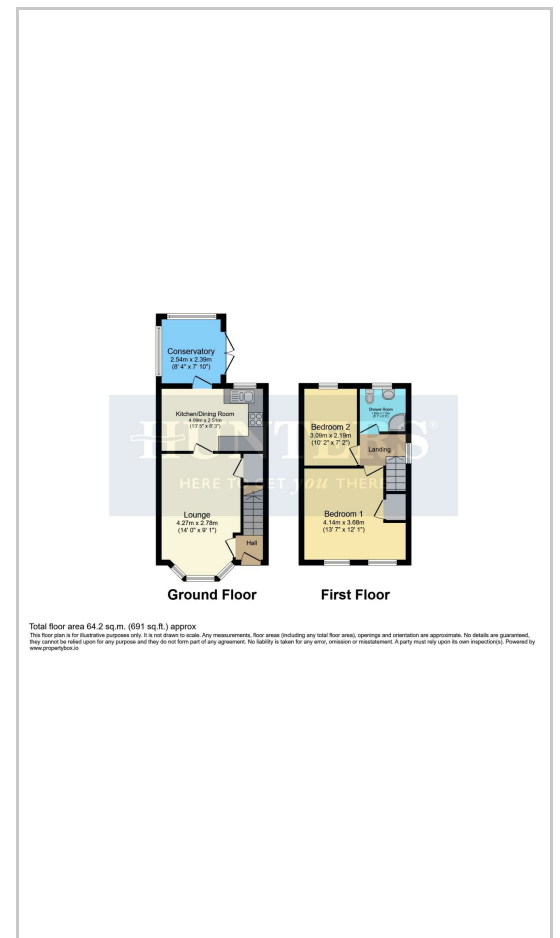
Rear Garden

The rear garden is an inviting outdoor space featuring a lawn bordered by fencing and mature hedges for privacy. There is a patio area perfect for outdoor seating or dining, alongside two sheds for storage and a rotary clothes line. The garden is well-maintained and provides a pleasant area for relaxation or play.

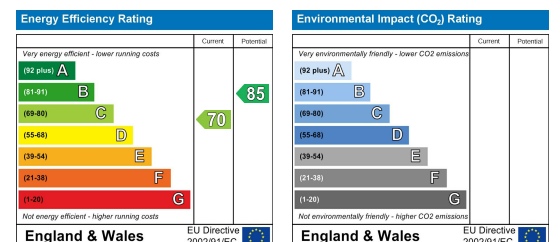
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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