



18 Lime Grove

| WV14 6EQ | Guide Price £260,000

ROYSTON
& LUND

- Chain Free
- Three Bedrooms
- Spacious Kitchen
- Council Tax Band - C
- Detached Family Home
- Large Driveway & Tandem Garage
- Utility Room
- EPC Rating - C



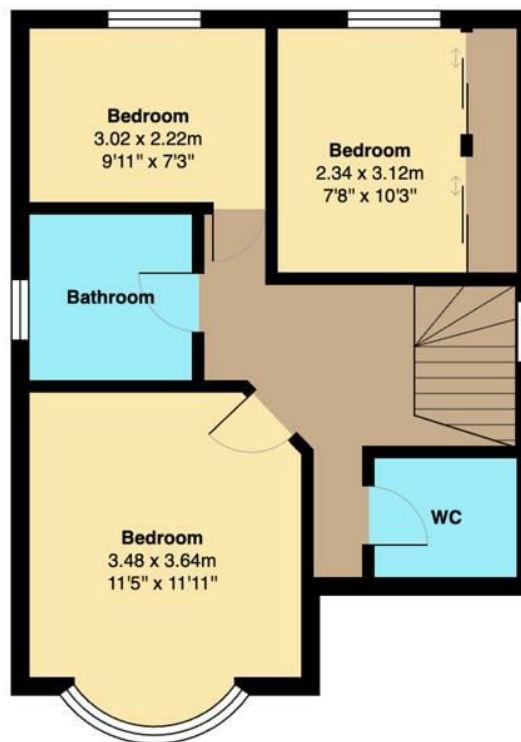
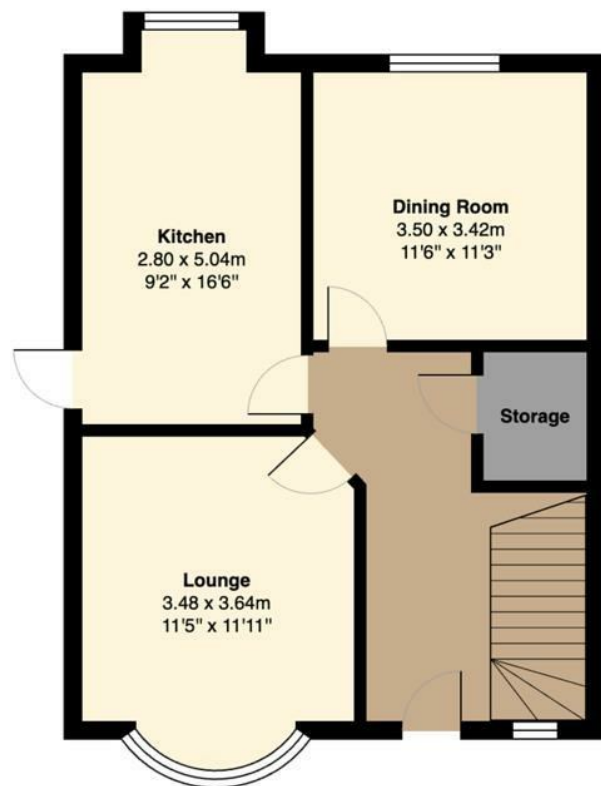


A CHAIN FREE 3 BEDROOM FAMILY HOME LOCATED IN BILSTON Royston and Lund are delighted to bring to the market this well presented three bedroom, detached family home situated in a popular and convenient area of Bilston, this chain-free home is a fantastic opportunity for families or investors.

Upon entering the property, you are greeted by a good sized hallway, leading to the spacious lounge which features a large bay window. This offers an abundance of natural lighting and the space you need to unwind and relax. Further through, the property offers an inviting dining room, perfect for gatherings and special occasions. The well-designed kitchen provides plenty of workspace and storage, making it perfect for cooking and entertaining. With generous room for appliances and a great layout, this kitchen is both practical and full of potential. The property also offers a small storage unit below the stairs.

To the first floor there are three well-sized bedrooms with convenient access to the WC and bathroom. The bathroom comprises of a corner bath.

To the front of the property there is an extensive driveway which offers ample parking space, which also leads to a tandem garage. To the rear of the property, you are welcomed by the beautiful garden perfect for family gatherings.



Total Area: 104.4 m² ... 1124 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**