



48 BILSTON ROAD
WILLENHALL, WV13 2JL

OFFERS IN THE REGION OF £435,000
FREEHOLD

Impressive four bedroom detached home in a sought after location with excellent transport links nearby. Standing behind a driveway providing off road parking for several vehicles the property has an attractive rear living room, sitting room, dining room, kitchen, large utility/play room, four bedrooms, one en-suite shower room and a re-fitted bathroom. A particular feature of the property is the large mature rear garden providing a superb rear outlook to the property.



48 BILSTON ROAD

- NO CHAIN • DRIVEWAY FOR SEVERAL VEHICLES • EXCELLENT COMMUTER LINKS NEARBY • LARGE REAR GARDEN • THREE RECEPTION ROOMS • FOUR BEDROOMS • EN-SUITE SHOWER ROOM



APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

RECEPTION HALL

Radiator.

SITTING ROOM

10'11" x 10'11"

Double-glazed window to the front, radiator and feature fireplace.

LIVING ROOM

15'0" x 11'11"

Double glazed double doors to the rear, radiator.

DINING ROOM

11'11" x 8'10"

Double glazed, double doors to the rear, archway to the kitchen.

KITCHEN

9'8" x 8'0"

Double glazed window to the rear, doorway to the side passage, range of fitted wall, drawer and base units with roll edge work surface above incorporating stainless steel sink with drainer and mixer tap. Doorway to utility / play room

UTILITY/PLAY ROOM

15'1" x 9'6"

Double-glazed window to the front and side, radiator.

FIRST FLOOR LANDING

Double-glazed window to the front, loft access hatch.

BEDROOM

17'8" x 10'11"

Double glazed window to the rear, radiator, built in wardrobes with sliding mirrored doors. Doorway to en-suite.

EN-SUITE

Low level w.c. shower enclosure, wash hand basin and radiator.

BEDROOM

13'1" in wardrobes x 11'11" max

Double-glazed window to the front and radiator.

BEDROOM THREE

11'10" x 9'7"

Double glazed window to the rear, radiator

BEDROOM FOUR

9'7" x 8'11"

Double-glazed window to the front and radiator.

BATHROOM

Double-glazed window to the front, heated towel rail, white suite comprising close coupled w.c. pedestal wash hand basin and panelled bath.

REAR GARDEN

To the rear of the property is an extensive mature garden with large patio area and lawns beyond.

TENURE

The property is freehold.

SERVICES

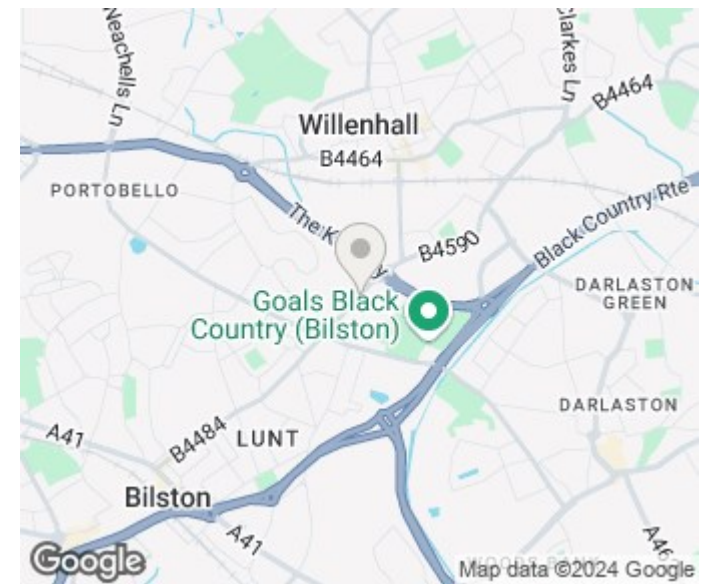
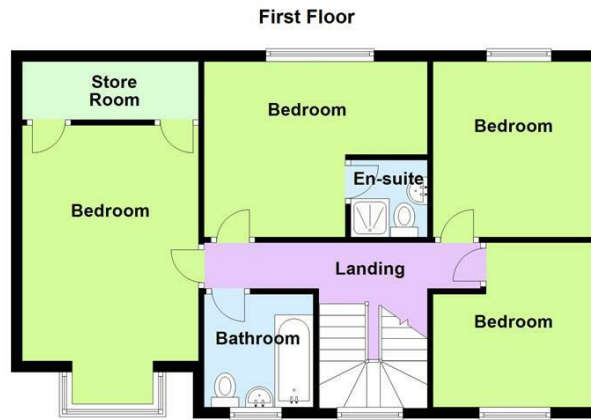
The agent understands that mains gas, electricity, water and drainage are available.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

48 BILSTON ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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