

for sale

offers in excess of **£230,000** Freehold



## Willis Pearson Avenue Bilston WV14 8DA

Perfect Family Home ideally located on a popular residential estate. This Three Bedroom Semi Detached offers a large front Driveway, Spacious Rear Garden, Excellent Transport Links and Close Local amenities. Viewings are highly advised to appreciate the sizes and layout within.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

- Energy Rating: D
- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING FOR MULTIPLE CARS
- EXCELLENT TRANSPORT LINKS



# Property Details

## Hallway

Front UPVC Door, Stairs to Landing, Access to;

## Lounge / Diner 12' 1" x 23' 9" ( 3.68m x 7.24m )

Access from Hallway, Front Double Glazed Window, Rear Patio Door with access to rear garden, Electric Fire with Featured Surround

## Kitchen 10' x 10' 1" ( 3.05m x 3.07m )

Access from Hallway, Wall and Base Units with Worktop Over, Electric Oven and Hob with Cooker Hood Over, Stainless Steel Sink and Drainer, Tiled Flooring, Rear Double Glazed Window, Access to Lean To

## Lean To

Offering Downstairs WC and Storage Shed, Side Access to Rear Garden

## Landing

Side Double Glazed Window, Stairs from Hallway;

## Bedroom One 10' 7" x 11' 9" ( 3.23m x 3.58m )

Rear Double Glazed Window, Central Heated Radiator.

## Bedroom Two 12' 8" x 11' 9" ( 3.86m x 3.58m )

Front Double Glazed Window, Central Heated Radiator

## Bedroom Three 7' 9" Max x 7' 9" Max ( 2.36m Max x 2.36m Max )

Rear Double Glazed Window, Central Heated Radiator

## Bathroom

Rear Double Glazed Window, Fully Tiled, Shower Cubicles, Toiler, Wash Hand Basin

## Exterior

To front is large driveway with room for several cars with access to Lean to and Hallway

To Rear is a spacious garden with slabbed pavement to front, fenced off garden with pathway leading to rear slabbed patio area and Outhouse





To view this property please contact Paul Dubberley on

**T 01902 494966**  
**E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)**

69 Church Street  
 BILSTON WV14 0AX

**Tenure: Freehold**

**EPC Rating: D**

**Property Ref: PBI103791 - 0002**

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.focalagent.com](http://www.focalagent.com)

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)