

for sale

offers in the region of **£140,000** Leasehold



Loxdale Sidings Bilston WV14 0TR



# Loxdale Sidings Bilston WV14 0TR



## Property Description

Paul Dubberley are proud to offer this stunning Three Bedroom Purpose Built Apartment ideally located on a popular residential estate. Briefly Comprising of; Three Bedrooms, Two Bathrooms, Lounge and Kitchen. Offering Excellent Transport Links with nearby Tram links from Wolverhampton to Birmingham City Centre. Furthermore a short Drive to Wolverhampton Train Station offering links Across the UK.

Ideally located near Bilston Town Centre offering an Array of Local Amenities such as Banks, Leisure Centre, Restaurants, Supermarkets etc. This is ideal for First Time Buyers and Investors alike.. Viewings highly recommended to appreciate size and layout within. Call now on 01902 494 966 for more information and book your viewing.

## Hallway

Airing cupboard housing central heating radiator, further built in storage cupboard, entry phone system, central heating radiator, laminate flooring, doors radiating off to various rooms.

## Lounge

Irregular Shaped Room 18' 11" Max x 17' 6" Max ( 5.77m Max x 5.33m )  
Double glazed window to rear, double glazed double doors to Juliet balcony, two central heating radiators, laminated flooring, door leading to entrance hallway, opening leading to kitchen.

## Kitchen

8' 6" x 8' 4" ( 2.59m x 2.54m )  
Fitted kitchen with wall and base units, double glazed window to side, stainless steel sink and drainer, work surfaces with tiled splashback, integrated electric oven, hob, plumbing for washing machine, space for tall fridge freezer, wall mounted boiler, opening leading to lounge.

## Bedroom One

9' 11" x 9' 9" ( 3.02m x 2.97m )  
Double glazed window to front, built-in wardrobes, central heating radiator, door leading to en-suite.

## En-Suite

Double glazed window to front, separate walk-in shower cubicle, wash hand basin, low level wc, central heating radiator, laminated flooring, door leading to master bedroom.

## Bedroom Two

Irregular Shaped Room 11' 8" Max x 11' 4" Max ( 3.56m Max x 3.45m )  
Double glazed window to front, built-in wardrobe, central heating radiator, door leading to entrance hallway.

## Bedroom Three

8' 8" x 6' 3" ( 2.64m x 1.91m )  
Double glazed Juliet balcony to rear, central heating radiator, laminated flooring, door leading to entrance hallway.

## Bathroom

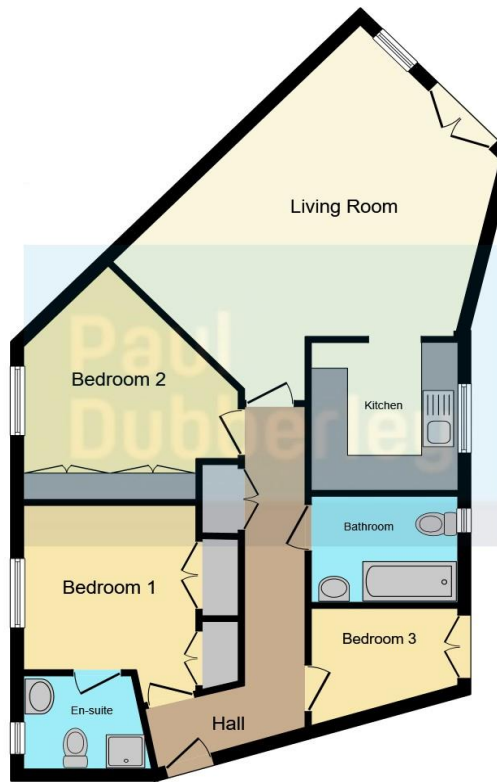
Double glazed window to rear, panel enclosed bath, wash hand basin, low level wc with part tiled walls, laminated flooring, door leading to entrance hallway











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)

To view this property please contact Paul Dubberley on

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**EPC Rating: B**

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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.

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