

for sale

offers over **£190,000** Freehold



Hawkley Road Wolverhampton WV1 2PD



# Hawkley Road Wolverhampton WV1 2PD



## Property Description

Paul Dubberley Estate Agents are Proud to offer this stunning Two Double Bedroom Semi Detached Family Home, ideally located in the middle of a popular residential estate.

Offering Excellent Transport Links with nearby tram stops just a short drive from property with links from Wolverhampton to Birmingham City Centre. Local Bus Stops offer links across the Black Country. Located just a 6-minute drive from Wolverhampton Train Station with Links across the UK. This property offers an array of local amenities with Wolverhampton City Centre and Bilston Town Centre with just a short distance from property offering local shopping outlets, Banks, Restaurants, Schools as well as excellent transport links to Birmingham City Centre.

Viewings are highly recommended to appreciate the size and layout within, excellently presented within, this is the ideal family home. Call now on 01902 494 966 for more information and book your viewing on our next open house.

Do you need help selling your property?  
Do you need help finding the right mortgage?  
Do you have a property to let?

Here at Paul Dubberley Bilston we offer free advice on the house buying and selling process.  
Contact us on 01902 494 966!

## Entrance Hall

Stairs leading to landing and door to lounge/diner.

## Lounge/Diner

17' 4" x 9' 8" Max ( 5.28m x 2.95m Max )  
Front aspect double glazed window, feature fireplace, radiators and door to conservatory.

## Kitchen

9' 1" Max x 12' 1" Max ( 2.77m Max x 3.68m Max )

Rear aspect double glazed window. Base units with built in oven/hob, offering further space for appliances and benefiting from a large pantry.

## Inner Hallway

Doors leading to downstairs w/c, lean to and understairs store cupboard.

## Downstairs W/C

Toilet and hand wash basin.

## Conservatory

All round double glazed windows and door leading to rear garden.

## Lean To

Front and rear doors leading to outside of property including sockets and lighting.

## Landing

Store cupboard and doors leading to;

## Bedroom One

17' 9" x 9' 2" ( 5.41m x 2.79m )  
Front and rear aspect double glazed windows, radiator and room for a double bed.

## Bedroom Two

11' 8" x 9' 8" ( 3.56m x 2.95m )  
Front aspect double glazed window, radiator, room for double bed and store cupboard

## Bathroom

Rear aspect double glazed window. Shower over bath and hand wash basin.

## Toilet

Rear aspect double glazed window.

## Front Garden

Gravel driveway with lawn area and hedge surrounding.

## Rear Garden

Block paved patio with step up to path leading through lawn area.



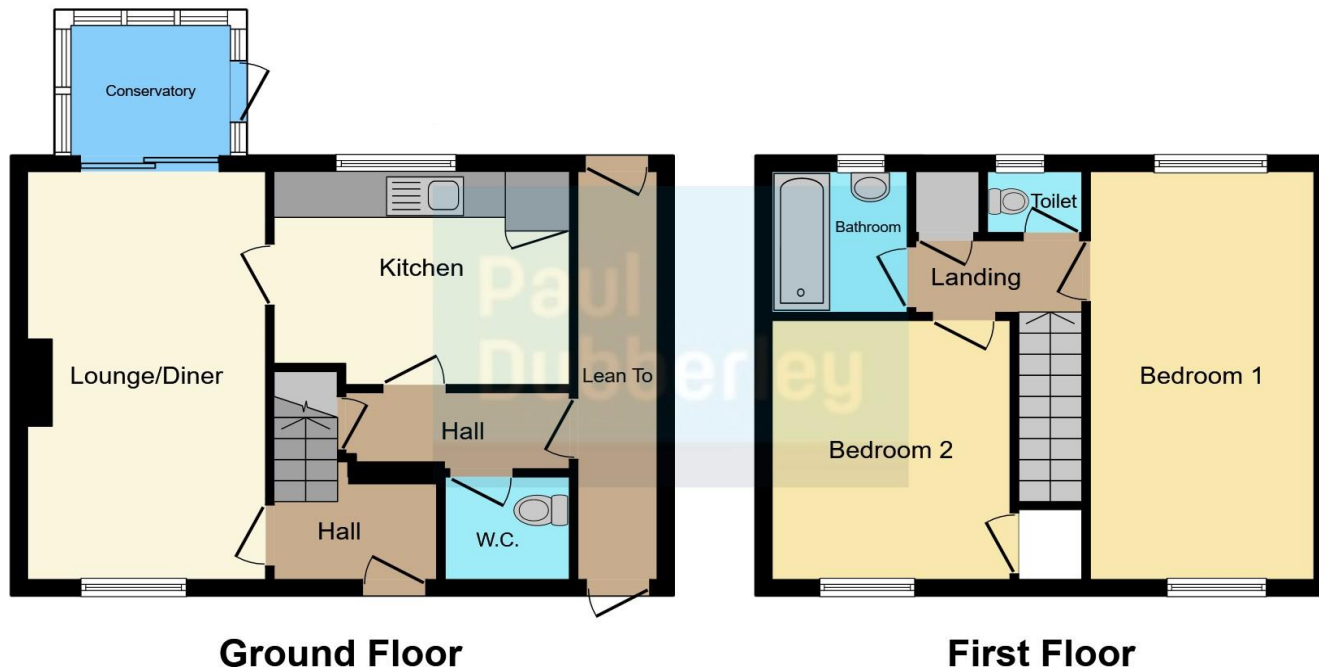












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

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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.

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