

for sale

offers over **£405,000** Freehold



## Stonedown Close Bilston WV14 9YN

\*Stunning four/five bedroom detached home in a sought-after Bilston location, featuring three reception rooms, fitted wardrobes in all bedrooms and a versatile garden room ideal as a gym or office. Close to transport links, amenities and schools.\*



# Property Details

## Porch

Access to Hallway

## Hallway

Stairs to first floor; Access to Dining Room and Reception Rooms 2 & 3; Understairs storage

## Kitchen/Breakfast Room 8' 6" x 15' 7" ( 2.59m x 4.75m )

Two rear aspect double glazed windows; Access to garden

## Utility Room

Access to WC; Side aspect double glazed window

## Ground Floor W.C

Side aspect double glazed window; Toilet; Wall mounted basin

## Dining Room 10' 7" x 11' 4" ( 3.23m x 3.45m )

Access through double doors to Kitchen/Breakfast Room and Utility

## Reception Room 1 21' 4" x 10' 5" ( 6.50m x 3.17m )

Access through double doors to garden area; Access to Dining Room and Reception Room 2

## Reception Room 2 16' 8" x 10' 9" ( 5.08m x 3.28m )

Front aspect double glazed window; Access to Hallway and Reception Room 1

## Reception Room 3 17' 8" x 7' 7" ( 5.38m x 2.31m )

Front aspect double glazed window; Access to Hallway

## Bedroom 1 10' 7" x 12' 4" ( 3.23m x 3.76m )

Front aspect double glazed window; Built in wardrobes

## Bedroom 2 10' 1" x 10' 6" ( 3.07m x 3.20m )

Rear aspect double glazed window; Built in wardrobes

## Bedroom 3 11' 6" x 7' 4" ( 3.51m x 2.24m )

Rear aspect double glazed window; Built in wardrobes

## Bedroom 4 10' 6" x 7' 8" ( 3.20m x 2.34m )

Adjoining room to Bedroom 3; Front aspect double glazed window; Built in wardrobes



To view this property please contact Paul Dubberley on

**T 01902 494966**  
**E bilston@pauldubberley.co.uk**

69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104303 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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