

for sale

offers over **£350,000** Freehold



## Pentire Close Bilston WV14 8GE

**\*\*A spacious and well-presented FOUR BEDROOM DETACHED family home. Situated close to a range of LOCAL AMENITIES, excellent TRANSPORT LINKS and nearby LOCAL SCHOOLS\*\***



# Property Details

## Entrance Hallway

Central heated radiator; Understairs storage; Access to First Floor; Access to;

## Downstairs W.C

Double glazed window to front aspect; Toilet; Pedestal basin; Partly tiled walls; Storage cupboard

## Living Room 15' 9" x 9' 11" ( 4.80m x 3.02m )

Double glazed windows to front and side aspect; Two central heated radiators; Access to Garden through french doors

## Sitting Room 10' 9" x 9' 2" ( 3.28m x 2.79m )

Double glazed windows to front and side aspect; Central heated radiator

## Kitchen/Dining Room 16' 4" x 14' 2" ( 4.98m x 4.32m )

Double glazed windows to rear and side aspect; Storage cupboard; Stainless steel sink with left hand drainer; Double oven with hob; Extractor fan; Pantry cupboard; Access to Garden through french doors

## Landing



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)

Access to;

## Bedroom One 9' 3" x 15' 10" ( 2.82m x 4.83m )

Double Bedroom, Double glazed windows to rear and side aspect; Central heated radiator; Access to En-suite

## En-Suite

Double glazed window to side aspect; Enclosed shower cubicle; Fully tiled shower area; Toilet; Pedestal Basin; Central heated radiator

## Bedroom Two 8' 9" x 14' 9" ( 2.67m x 4.50m )

Double Bedroom, Double glazed windows to front and side aspect; French doors to Juliet balcony; Central heated radiator

## Bedroom Three 11' 3" x 10' 9" ( 3.43m x 3.28m )

Double Bedroom, Double glazed window to front aspect; Central heated radiator; Storage cupboard

## Bedroom Four 6' 10" x 6' 5" ( 2.08m x 1.96m )

Double glazed window to rear aspect; Central heated radiator

## Bathroom

Recently refurbished Bathroom with Bath with handheld mixer



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104417 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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 of 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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