

for sale

offers in the region of **£280,000** Freehold



Carlton Avenue Bilston WV14 6NR

A spacious and well-presented THREE BEDROOM DETACHED family home. Situated close to a range of LOCAL AMENITIES, excellent TRANSPORT LINKS and nearby LOCAL SCHOOLS, offering NO UPWARD CHAIN



Property Details

Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Approach

Gated driveway with steps to Porch UPVC door and double garage doors

Porch

UPVC front door; Double glazed window to front aspect; Door to Garage

Hallway

Storage cupboard; Doors to Living/Dining room and Kitchen; Stairs to First Floor

Living/Dining Room 22' 8" x 13' 7" (6.91m x 4.14m)

Double glazed bay window to front aspect; Two double glazed windows to rear aspect; Doors to Kitchen and Garden

Kitchen 8' 2" x 13' (2.49m x 3.96m)

Double glazed window to rear aspect; Storage cupboard; Door to Garage

Garage 27' x 12' (8.23m x 3.66m)

Window to side aspect; Door to Garden

Landing

Double glazed window to front aspect; Access to Bedrooms, Bathroom and Separate WC; Two storage cupboards

Bedroom One 11' 8" x 13' 7" (3.56m x 4.14m)

Double glazed window to front aspect; Built in wardrobes

Bedroom Two 11' x 9' 6" (3.35m x 2.90m)

Double glazed window to rear aspect

Bedroom Three 11' 6" x 6' 5" (3.51m x 1.96m)

Double glazed window to side aspect

Bathroom

Double glazed window to rear aspect; Bath; Wash hand basin

W.C



Ground Floor

First Floor

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



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104490 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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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