

for sale

£190,000 Freehold



## Barn Farm Close Bilston WV14 7BF

\*Paul Dubberley Estate Agents present this two-bed end-terrace in a popular cul-de-sac, offering a lounge, kitchen, store, two bedrooms and bathroom. Close to transport links, local shops and well-regarded schools—ideal for first-time buyers or investors.\*



# Property Details

## Lounge 15' 9" x 12' 1" ( 4.80m x 3.68m )

Double glazed window to front aspect; Understairs storage; Door to kitchen; Stairs to first floor

## Kitchen 12' 7" x 10' 8" ( 3.84m x 3.25m )

Wall and base units; Space for appliances; Tiled splashback; Extractor fan; Door to store room

## Store 12' 3" x 9' 3" ( 3.73m x 2.82m )

Door to garden

## Landing

Doors to bedrooms and bathroom

## Bedroom One 12' 1" x 10' ( 3.68m x 3.05m )

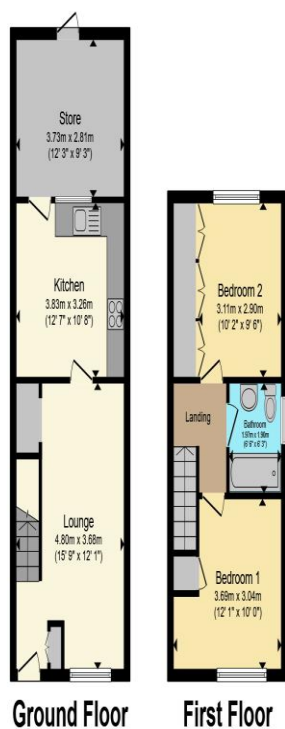
Double glazed window to front aspect; Storage cupboard; Central heated radiator

## Bedroom Two 10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to rear aspect; Fitted wardrobes; Central heated radiator

## Bathroom

Double glazed window to side aspect; Central heated radiator; Bath; Toilet; Vanity unit with basin



Total floor area 74.1 m<sup>2</sup> (797 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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BILSTON WV14 0AX

Property Ref: PBI104555 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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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