



Detached House

Emerald Close, Bilston

OIEO **£170,000.00**


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AT A GLANCE



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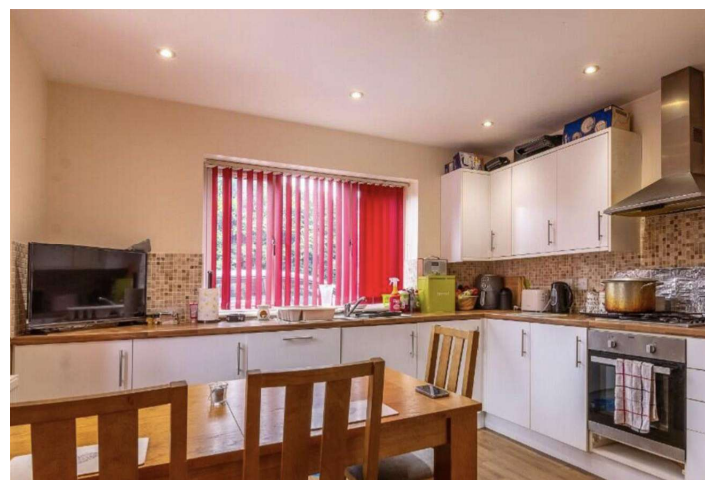
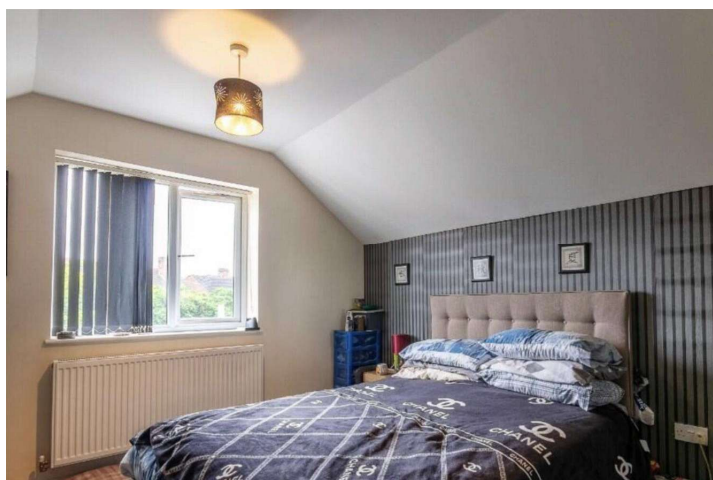


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- No Upward Chain
- Off Road Parking
- Buy-To-Let Opportunity
- Tenants In-Situ

MATERIAL INFO

- Leasehold
- Years Remaining: 113
- Ground Rent: £1pa
- EPC - B
- Council Tax - C
- Gas Central Heating
- Standard Construction Type

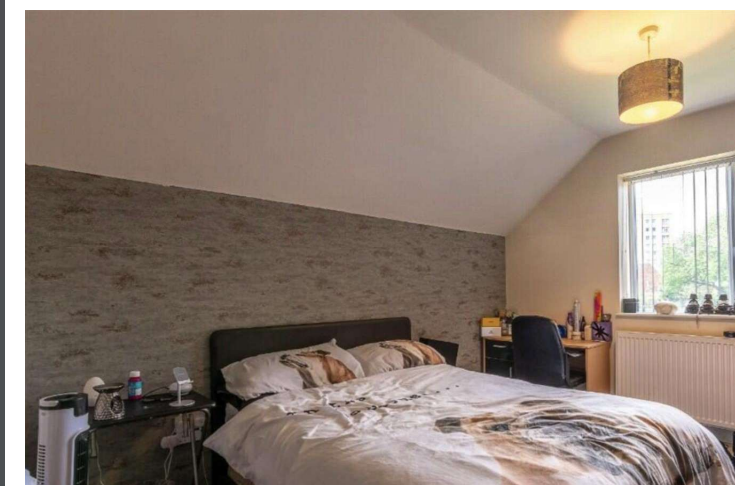
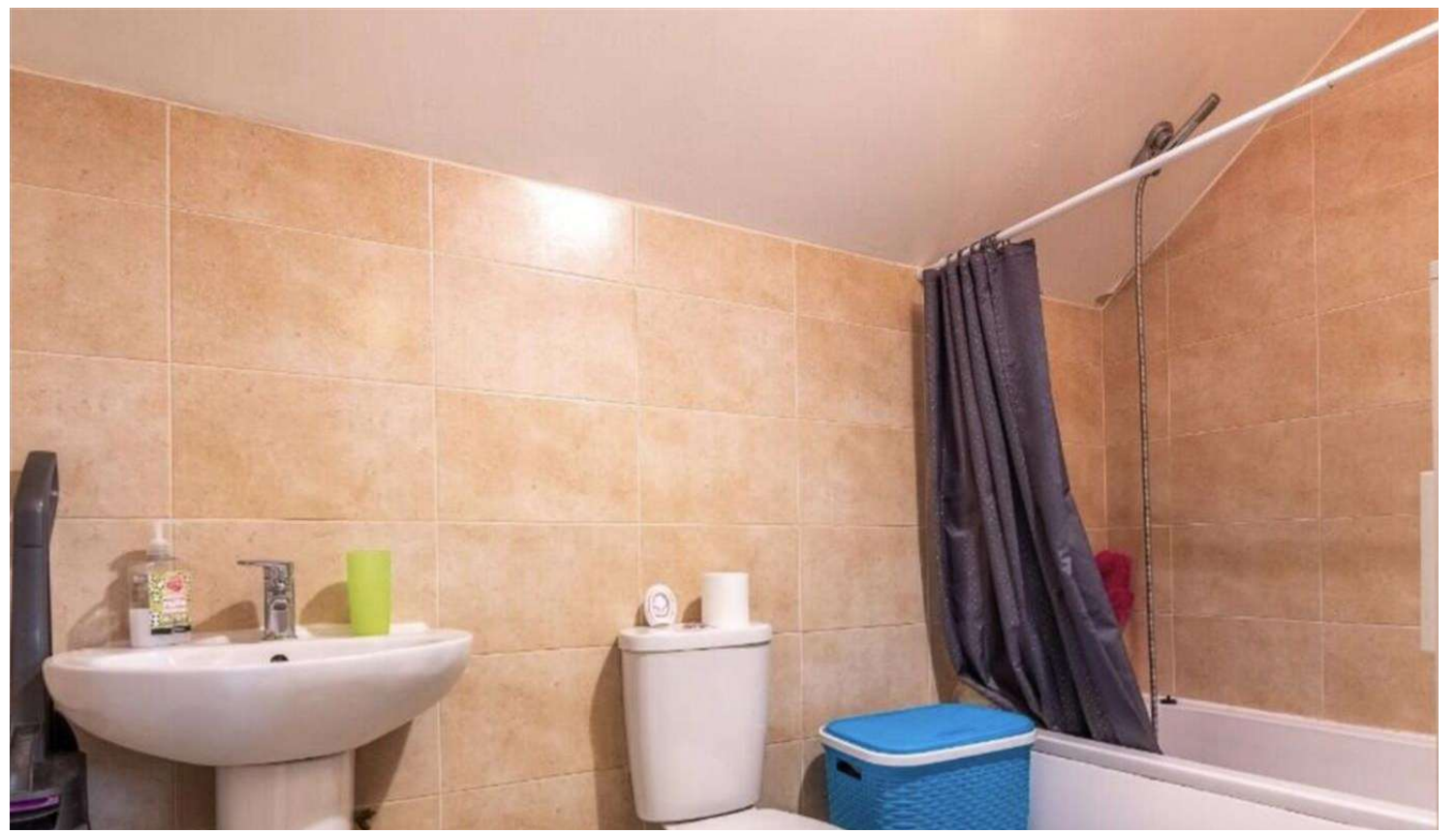


DESCRIPTION

Concentric Sales & Lettings are pleased to present this well-maintained two-bedroom detached house in the sought-after Bilston area, offering an excellent investment opportunity with tenants already in situ, making it an ideal addition for any landlord.

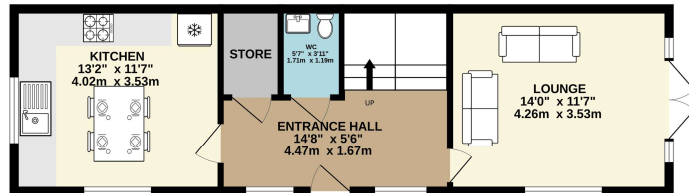
The property is perfectly positioned with convenient access to local transport links and amenities. Upon entering, the main hallway leads to a bright and spacious lounge on one side, with the well-equipped kitchen on the other. There is also a convenient downstairs WC and a useful storage room under the stairs. Upstairs, the first floor boasts two generous double bedrooms and a modern family bathroom.

Additional benefits include off-road parking and a private, enclosed rear garden, accessible directly from the lounge, providing a great outdoor space. This property is an ideal buy-to-let opportunity, offering immediate rental income and long-term potential. Viewing is highly recommended!

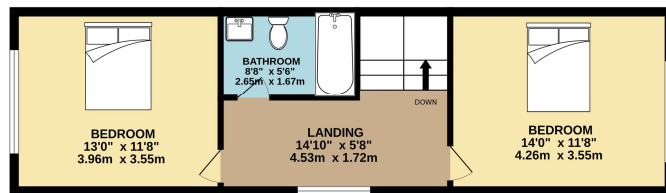


FLOOR PLAN

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, Concentric Property cannot be held responsible for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given. Copyright © 2019 Concentric Property Ltd.

EPC RATING

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information about this property, or to book a viewing – please contact the us today and speak with one of our team of experts!

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