

for sale

offers in the region of **£130,000** Freehold



## Ambleside Close Bradley Bilston WV14 0SN

\*Charming one-bedroom mews house in a quiet, convenient location with easy access to public transport, local amenities, and nearby schools including Wilkinson Primary. Ideal first-time buy or investment,\*



# Property Details

## Agent Notes

Managed Freehold - The sellers advise that they pay £140 per annum as a contribution towards upkeep.

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Entrance Hallway

Doors to kitchen and lounge; Stairs to first floor

## Lounge 14' 9" x 9' 2" ( 4.50m x 2.79m )

Double glazed window to front aspect

## Kitchen 14' 5" x 9' 3" ( 4.39m x 2.82m )

Double glazed window to front aspect; Wall and base units; Space for appliances

## Landing

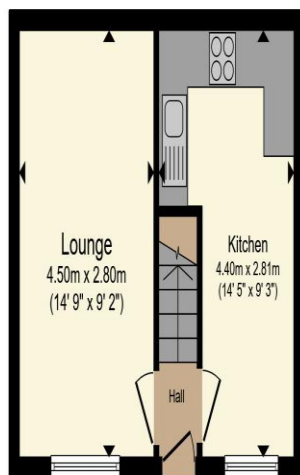
Doors to bedroom and shower room; Storage cupboard

## Bedroom 12' 6" x 9' 6" ( 3.81m x 2.90m )

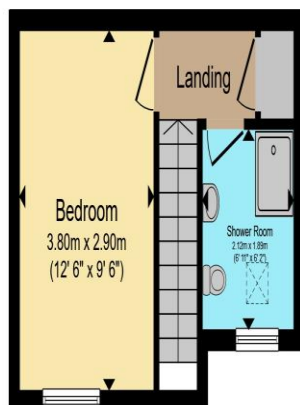
Double glazed window to front aspect

## Shower Room

Double glazed window to front aspect; Enclosed shower cubicle; Toilet; Basin



Ground Floor



First Floor



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104769 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 46.1 m<sup>2</sup> (496 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)



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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