

for sale

guide price **£190,000** Freehold

**Paul
Dubberley**



Broad Street Bilston WV14 0BZ

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Property Description

Paul Dubberley Estate Agents are delighted to present this spacious three-bedroom semi-detached home, offered for sale with no upward chain, making it an ideal purchase for first-time buyers, growing families or those looking to move quickly.

The property welcomes you through a porch into a central entrance hall, providing access to a comfortable lounge featuring a charming bay window that fills the room with natural light. To the rear, the generous kitchen/dining room offers an excellent space for family meals, entertaining guests and everyday living, with ample room for dining furniture and direct access to the rear garden.

Upstairs, the property benefits from three well-proportioned bedrooms, including a particularly spacious principal bedroom, alongside a modern shower room. The layout provides practical and versatile accommodation suited to a variety of buyers.

Externally, the home enjoys a driveway providing off-road parking and a substantial garage offering excellent storage, workshop potential or additional parking. The rear garden provides a private outdoor space to relax and enjoy.

The property is within easy reach of Bilston town centre, offering a range of shops, supermarkets, cafes and everyday amenities. Excellent transport links are nearby, including regular bus routes, Bilston Central Metro stop and quick access to the Black Country Route, A41 and M6 motorway network, making commuting to Wolverhampton, Dudley, Walsall and Birmingham straightforward.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Porch

Door to hallway

Hallway

Doors to lounge and kitchen/dining room;
Storage cupboard; Radiator; Stairs to first floor

Lounge

11' 3" x 10' 3" (3.43m x 3.12m)
Double glazed bay window to front aspect;
Radiator

Kitchen/Dining Room

16' 6" x 11' (5.03m x 3.35m)
Double glazed window to rear aspect;
Radiator; Wall and base units; Door to garage;
Integrated oven, gas hob and cooker hood;
Doors to rear garden

Garage

22' 7" x 8' 8" (6.88m x 2.64m)
Bifold door to front; Door to rear garden;
Double glazed window to rear aspect

Landing

Doors to bedrooms and shower room; Access to loft

Bedroom One

15' 7" x 10' 9" (4.75m x 3.28m)
Double glazed windows to front aspect;
Radiator

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)
Double glazed bay window to front aspect;
Fitted wardrobes; Radiator

Bedroom Three

11' 2" x 10' 2" (3.40m x 3.10m)
Double glazed window to rear aspect;
Radiator

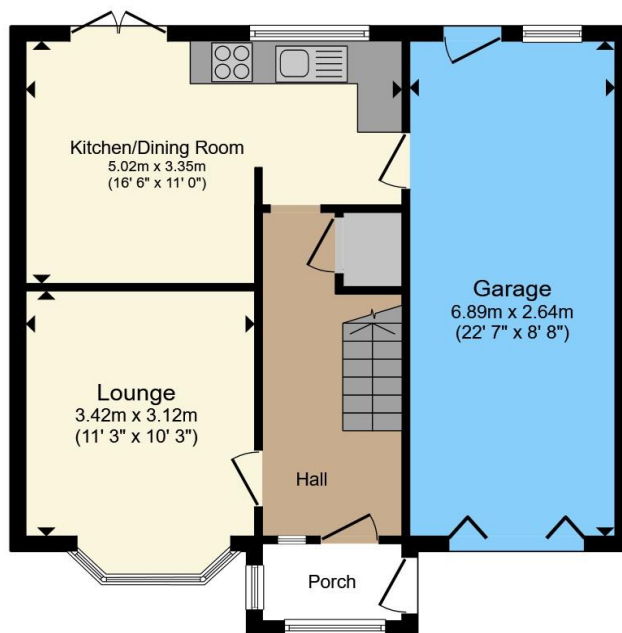
Shower Room

7' 6" x 6' 2" (2.29m x 1.88m)
Double glazed window to rear aspect; Shower cubicle; Toilet; Basin

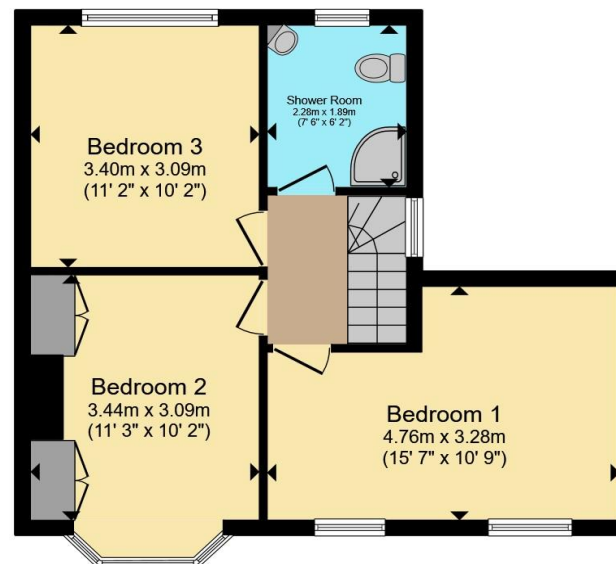








Ground Floor



First Floor

Total floor area 101.7 m² (1,095 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

**Paul
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To view this property please contact Paul Dubberley on

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69 Church Street
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EPC Rating: C Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PBI105178

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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