

for sale

offers over **£190,000** Freehold



## Sangwin Road Bilston WV14 9EQ

**\*CASH BUYER ONLY DUE TO NON STANDARD CONSTRUCTION BUILD\***

**\*A three bedroom semi-detached home that has been RENOVATED throughout and is ready to move into now with NO UPWARD CHAIN\*\* Contact us now for more information and book your viewing!\***



# Property Details

## Hallway

Access to;

## Living Room 10' x 18' ( 3.05m x 5.49m )

Front aspect double glazed window; Storage cupboard

## Kitchen 9' 4" x 12' ( 2.84m x 3.66m )

Rear aspect double glazed window; brand new modern fitted kitchen; built in oven; worktop mounted hob; extractor fan

## Downstairs Bathroom

Side aspect double glazed window; Bath; Basin

## Landing

Access to;

## Bedroom 1 11' 5" x 12' 1" ( 3.48m x 3.68m )

Rear aspect double glazed window

## Bedroom 2 10' x 9' ( 3.05m x 2.74m )

Front aspect double glazed window

## Bedroom 3 3' 5" x 1' 8" ( 1.04m x 0.51m )

Rear aspect double glazed window

## Bathroom

Side aspect double glazed window; Toilet; Basin; Shower area

## Outside Store

## Agent Notes

Currently, the Vendors details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



To view this property please contact Paul Dubberley on

**T 01902 494966**  
**E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)**

69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104368 - 0018

Tenure:Freehold EPC Rating: D

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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