

for sale

offers over **£290,000** Freehold



## Northwick Terrace Bilston WV14 0AF

\*Paul Dubberley Estate Agents present this four-bedroom townhouse overlooking the canal, with no upward chain. Nestled in a quiet cul-de-sac, it offers spacious three-storey living, close to amenities, schools and transport, with regular wildlife visits adding a charming natural touch.\*



# Property Details

## Entrance Hallway

Provides access to the main living accommodation, staircase rising to the first floor and doors to the kitchen/dining room, ground floor WC, utility room and storage cupboard.

## Ground Floor W.C

Fitted with a low-level WC and wash hand basin, ideal for guests and everyday convenience.

## Utility Room

Space and plumbing for washing machine

## Storage Cupboard

### Kitchen/Dining Room 14' 11" x 8' 1" ( 4.55m x 2.46m )

A well-arranged kitchen/dining space featuring integrated appliances (fridge freezer, dishwasher, microwave, oven and hob), ample worktop and cupboard storage with space for dining furniture. A window overlooks the front elevation, creating a light and practical family area.

### Lounge 10' 10" x 14' 11" ( 3.30m x 4.55m )

A generous reception room providing comfortable living, with doors leading into the conservatory. Media wall with storage;

Electric dimplex fire

### Conservatory 11' 11" x 9' 11" ( 3.63m x 3.02m )

A bright additional living area enjoying garden views and access to the rear outdoor space.

## First Floor Landing

Central landing providing access to three bedrooms and the family bathroom, with stairs rising to the second floor.

### Bedroom Two 10' 5" x 8' 6" ( 3.17m x 2.59m )

A well-proportioned double bedroom overlooking the front elevation.

### Bedroom Three 15' 6" x 8' 6" ( 4.72m x 2.59m )

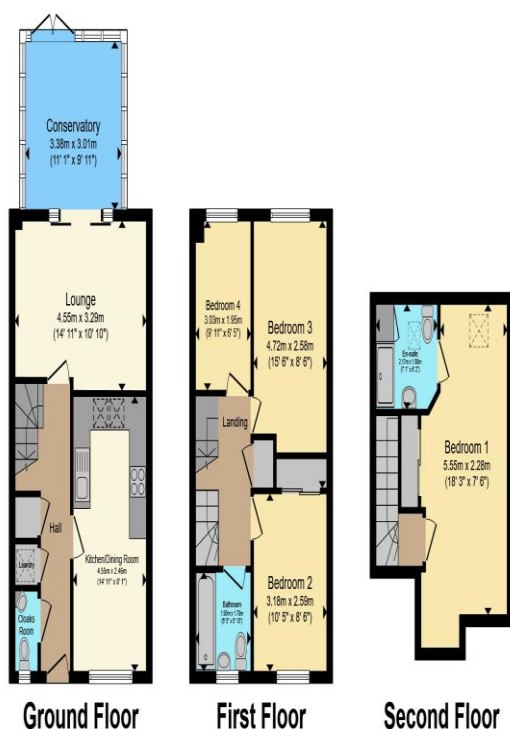
A spacious bedroom offering flexibility for family use or home working.

### Bedroom Four 9' 11" x 6' 5" ( 3.02m x 1.96m )

Ideal as a single bedroom, nursery or study.

### Bathroom 6' 5" x 5' 10" ( 1.96m x 1.78m )

Fitted with a shower over bath, wash hand basin and WC.



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: PBI105004 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: C

Total floor area 110.6 m<sup>2</sup> (1,191 sq.ft.) approx

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