

for sale

offers in the region of **£200,000** Freehold

**Paul
Dubberley**



Julie Croft Bilston WV14 8YT

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Property Description

Paul Dubberley Estate Agents are delighted to present this well-proportioned two-bedroom mid-terrace property, offering an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation briefly comprises an entrance hall leading to the fitted kitchen, positioned at the front of the property and offering a range of wall and base units, complementary work surfaces and space for essential appliances. To the rear, the spacious living room provides ample room for both seating and dining furniture, creating an ideal space for relaxing and entertaining while benefiting from access to the rear garden.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom and a second bedroom suitable for a child's room, guest accommodation or home office. Completing the accommodation is a modern shower room fitted with a shower cubicle, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden, providing outdoor space for seating, gardening or enjoying the warmer months.

Conveniently situated close to a range of local amenities including shops, supermarkets, leisure facilities and well-regarded schools. The property also benefits from excellent transport links, providing easy access to surrounding towns, city centres and commuter routes, making it an attractive option for a variety of buyers.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Hallway

Kitchen

8' 6" x 7' 10" (2.59m x 2.39m)

Living Room

16' 9" x 11' 10" (5.11m x 3.61m)

Landing

Bedroom One

13' 6" x 9' 2" (4.11m x 2.79m)

Shower Room

7' 10" x 5' 3" (2.39m x 1.60m)

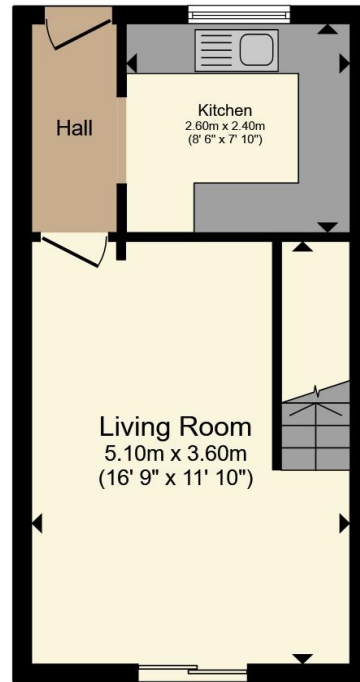
Agent Note

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.

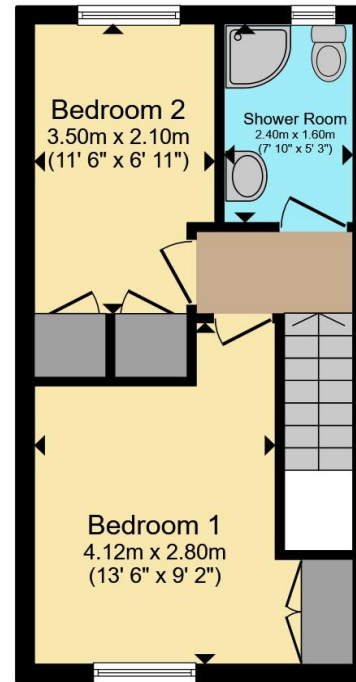








Ground Floor



First Floor

Total floor area 57.1 m² (615 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



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: B

view this property online PaulDubberley.co.uk/Property/PBI105206

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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