

for sale

offers over **£240,000** Freehold



Brierley Lane Bilston WV14 8TU

Paul Dubberley Estate Agents present this spacious three-bedroom semi-detached home featuring a lounge, dining room, kitchen with pantry, utility area, shower room and separate W.C. Ideally located near transport links, shops and schools—perfect for families.



Property Details

Entrance Hallway

Doors to dining room and lounge; Stairs to first floor

Dining Room 10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed bay window to front aspect; Central heated radiator; Door to hallway

Lounge 12' 4" x 12' 8" (3.76m x 3.86m)

French doors to garden; Central heated radiator; Gas fire; Doors to kitchen and hallway

Kitchen 11' 2" x 6' (3.40m x 1.83m)

Double glazed windows to rear and side aspect; Wall and base units; Integrated oven; Worktop mounted hob; Integrated dishwasher; Pantry cupboard; Door to utility

Utility Room

Landing

Double glazed window to side aspect; Central heated radiator; Access to loft; Doors to bedrooms, bathroom and separate toilet room

Bedroom One 12' 7" x 9' 7" (3.84m x 2.92m)

Double glazed window to front aspect; Central heated radiator

Bedroom Two 10' 4" x 10' 1" (3.15m x 3.07m)

Double glazed window to rear aspect; Central heated radiator

Bedroom Three 8' 5" x 9' 3" (2.57m x 2.82m)

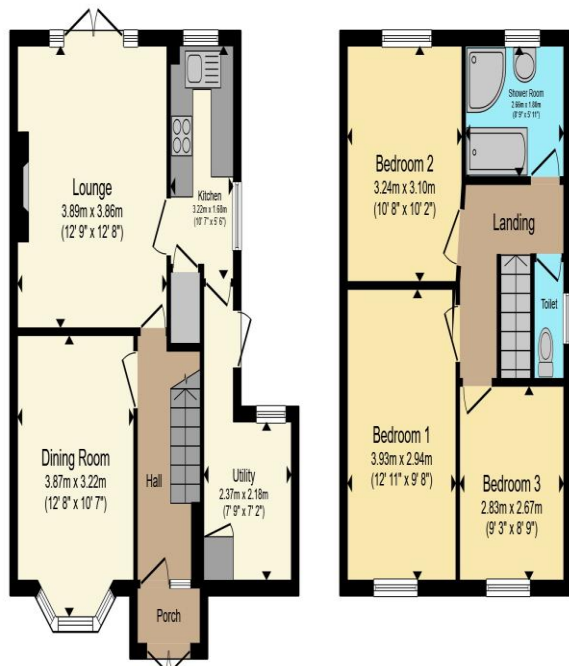
Double glazed window to front aspect; Central heated radiator

Bathroom

Double glazed windows to rear and side aspect; Central heated radiator; Bath; Shower; Basin

Toilet Room

Toilet



Ground Floor

First Floor

Total floor area 91.6 m² (986 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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BILSTON WV14 0AX

Property Ref: PBI104798 - 0004

Tenure:Freehold EPC Rating: C

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 of 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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