

for sale

£230,000 Freehold



Marbury Drive Bilston WV14 7AU

Paul Dubberley Estate Agents are delighted to offer this two bedroom semi-detached home with NO CHAIN, featuring a spacious lounge, fitted kitchen, driveway and garage. Conveniently located close to schools, local amenities and excellent transport links.



Property Details

Agent Notes

Title contains beneficial rights or easements. Please find summary below:

- The electricity company has the right to enter the land to install, inspect, repair, or remove power lines and related equipment. They must try to cause as little damage as possible and fix the surface afterwards.
- The property has the right for its foundations, roof eaves, and utility pipes to extend into neighbouring land where they were originally built that way.
- The property has various rights of access and use for services (like water and electricity) that were granted when the house was first sold in 2005.

Entrance Hallway

Storage cupboard; Doors to ground floor wc, kitchen and lounge

Lounge 15' x 12' 6" (4.57m x 3.81m)

Double glazed window to rear aspect; Electric fire; Central heated radiator; Stairs to first floor; Patio doors to rear garden

Ground Floor W.C

Toilet; Basin

Kitchen 8' x 6' 7" (2.44m x 2.01m)

Double glazed window to rear aspect; Wall and base units; Integrated oven; Worktop mounted hob; Space for appliances; Central heated radiator

Landing

Doors to bedrooms and bathroom

Bedroom One 12' 7" x 8' 1" (3.84m x 2.46m)

Double glazed window to rear aspect; Central heated radiator

Bedroom Two 12' 8" x 7' 4" (3.86m x 2.24m)

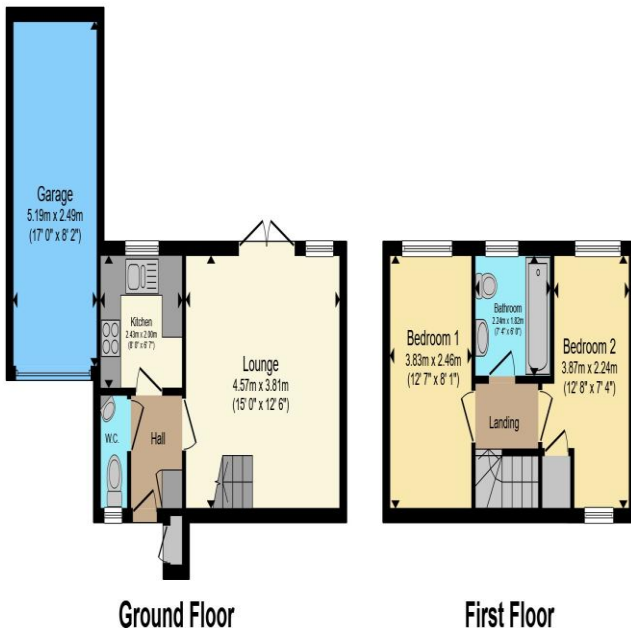
Double glazed windows to front and rear aspect; Water tank cupboard; Central heated radiator

Bathroom 7' 4" x 6' (2.24m x 1.83m)

Double glazed window to rear aspect; Fully tiled; Shower over bath; Toilet; Basin; Extractor fan; Central heated radiator

Garage 17' x 8' 2" (5.18m x 2.49m)

Power to building



To view this property please contact Paul Dubberley on

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Property Ref: PBI104921 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

Total floor area 67.5 m² (727 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



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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