

for sale

offers in excess of **£290,000** Freehold



## Sorrel Drive Bilston WV14 8QY

\*Paul Dubberley Estate Agents are pleased to offer this spacious four-bedroom semi-detached home set over three floors, featuring an en-suite to the principal bedroom, conservatory, ground floor WC, family bathroom, private garden and off-road parking, ideal for modern family living.\*



# Property Details

## Agents 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.\*

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Entrance Hallway

Door to lounge; Central heated radiator; Stairs to first floor

## Lounge 14' 9" x 11' 10" ( 4.50m x 3.61m )

Double glazed window to front aspect; Central heated radiator; Door to kitchen

## Kitchen/Diner 15' 2" x 9' 11" ( 4.62m x 3.02m )

Double glazed window to rear aspect; Central heated radiator; Door to ground floor WC, conservatory and storage cupboard; Wall and base units; Integrated oven; Worktop mounted hob; Space for appliances

## Ground Floor W.C

Toilet; Basin; Central heated radiator

## Conservatory 10' 7" x 10' ( 3.23m x 3.05m )

Door to rear garden

## Landing

Doors to bedrooms 2, 3 and 4; Door to bathroom

## Bedroom Two 12' 10" x 11' 6" ( 3.91m x 3.51m )

Double glazed windows to rear aspect; Central heated radiator; Fitted wardrobes; Door to en-suite

## En-Suite

Enclosed shower cubicle; Toilet; Basin

## Bedroom Three 11' 2" x 8' 2" ( 3.40m x 2.49m )

Double glazed window to front aspect; Central heated radiator

## Bedroom Four 7' 8" x 6' 8" ( 2.34m x 2.03m )

Double glazed window to front aspect; Central heated radiator

## Bathroom 8' 3" x 6' 11" ( 2.51m x 2.11m )



Total floor area 117.1 m<sup>2</sup> (1,260 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI105106 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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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