

for sale
offers over **£110,000** Leasehold

**Paul
Dubberley**



Alice Street Bilston WV14 0BY

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Property Description

Paul Dubberley Estate Agents are delighted to present this well maintained two bedroom ground floor flat, ideally offered for sale with no upward chain, making it an excellent opportunity for first time buyers, downsizers or investors alike.

The property benefits from a practical and well proportioned layout, briefly comprising an entrance porch leading into a welcoming hallway with useful storage. The spacious living room enjoys ample natural light and provides a comfortable space for both relaxing and dining. A fitted kitchen sits conveniently off the hallway and offers a functional range of units and workspace.

There are two bedrooms, including a generous principal bedroom and a versatile second bedroom suitable for guests, a home office or nursery. A family bathroom completes the internal accommodation.

Situated in a convenient residential location, the property is well placed for a variety of local amenities including shops, supermarkets and leisure facilities, while reputable schools are within easy reach. Excellent transport links are available nearby, providing straightforward access to surrounding areas and commuting routes.

Early viewing is highly recommended to fully appreciate the space and convenience this property has to offer.

Entrance Porch

Door to hallway

Hallway

Storage cupboard; Electric heater; Doors to bedrooms, living room and bathroom

Living Room

12' 4" x 12' 2" (3.76m x 3.71m)
Double glazed bay window to rear aspect;
Electric fire; Electric heaters

Kitchen

10' 6" x 4' 11" (3.20m x 1.50m)

Wall and base units; Integrated oven;
Worktop mounted hob; Space for appliances;
Extractor fan

Bedroom One

14' 5" x 10' 6" (4.39m x 3.20m)

Double glazed bay window to front aspect;
Electric heaters

Bedroom Two

13' 1" x 7' 3" (3.99m x 2.21m)

Double glazed window to rear aspect; Electric heater

Bathroom

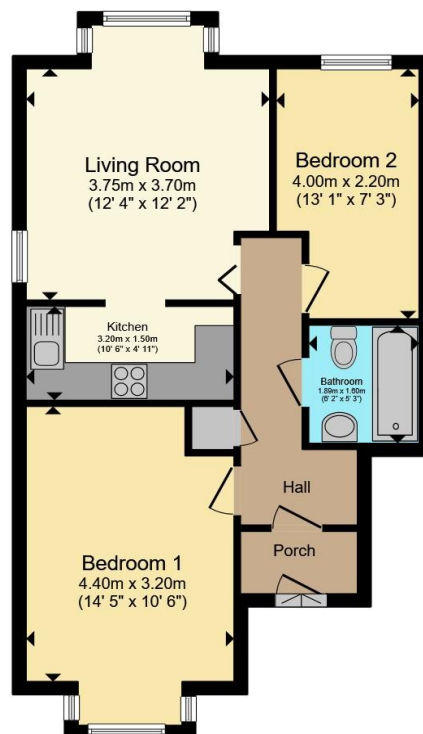
6' 2" x 5' 3" (1.88m x 1.60m)

Partially tiled; Shower over bath; Toilet; Basin;
Extractor fan









Total floor area 55.3 m² (596 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

Paul
Dubberley

To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

EPC Rating: D

Council Tax
Band: A

Service Charge:
1200.00

Ground Rent:
150.00

view this property online PaulDubberley.co.uk/Property/PBI105046

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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