



**6 Bay Avenue**  
Bilston, WV14 0TT

**Offers Over £90,000**

## Location

Bilston is a market town, ward, and civil parish in Wolverhampton, in the West Midlands. It is situated close to the borders of Sandwell and Walsall. The closest of these are Darlaston and Wednesbury, as well as Willenhall and Tipton.

Historically in Staffordshire, three wards of Wolverhampton City Council cover the town: Bilston East and Bilston North, which almost entirely comprise parts of the historic Borough of Bilston, and Ettingshall, which comprises a part of Bilston and parts of Wolverhampton.

## Entrance Hall

3.35m x 1.10m (10'11" x 3'7")

Security intercom system installed. Storage cupboard available. Doors leading to all rooms.

## Lounge

5.81m approx x 3.85m approx (19'0" approx x 12'7" approx )

Windows to side and front.

## Fitted Kitchen

2.43m x 1.90m (7'11" x 6'2" )

A range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric oven/grill, four ring gas hob and extractor hood built over. Plumbing for a washing machine and recess for a fridge freezer. Window to side of property.



## Bathroom

2.58m x 1.74m (8'5" x 5'8")

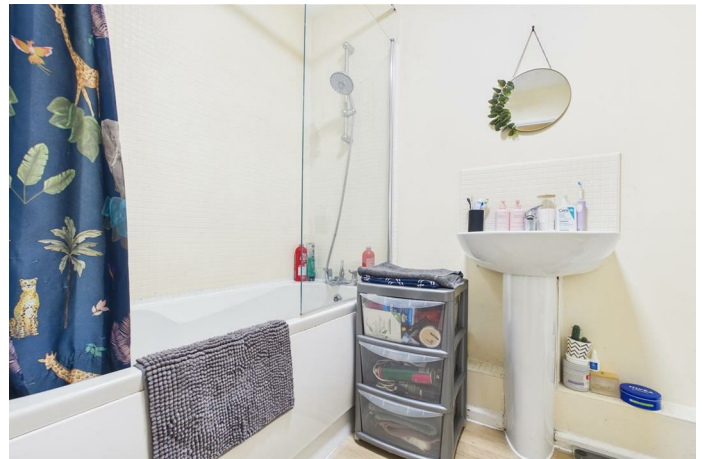
Three piece bathroom suite comprising: low level flush, pedestal wash hand basin and bath with mixer shower attachment over.



## Double Bedroom

3.95m x 2.44m (12'11" x 8'0")

Window to front.



## Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

## Lease Information

Remaining time on lease 104 years

Service charge £1,400 pa variable

Ground Rent £100 pa fixed

No special covenants known

## Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within



the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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