

for sale

offers over **£290,000** Freehold



Birmingham New Road Bilston WV14 9PR

Paul Dubberley Estate Agents proudly present this exclusive three-bedroom semi-detached residence, offering two refined reception rooms, a premium fitted kitchen, utility, W/C and garage. Ideally positioned close to excellent transport links, this rare opportunity in a sought-after location.



Property Details

Porch Hallway

Tiled flooring; Stairs to first floor

Living Room 11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed bay window to front aspect; Laminate flooring

Dining Room 11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window to rear aspect; Laminate flooring;
Double glazed french doors leading to garden; Gas fire

Kitchen

Double glazed window to rear aspect; Space for double oven;
Extractor fan; Tiled flooring;

Utility Room 10' 7" x 7' 8" (3.23m x 2.34m)

Double glazed window to rear aspect; Space for washing
machine; Downstairs toilet in separate room off utility with
basin

Garage Landing

Double glazed window to side aspect; Doors to all bedrooms
and bathrooms

Bedroom One 11' 8" x 16' 7" (3.56m x 5.05m)

Double glazed window to rear aspect; Central heated radiator

Bedroom Two 12' x 9' 3" (3.66m x 2.82m)

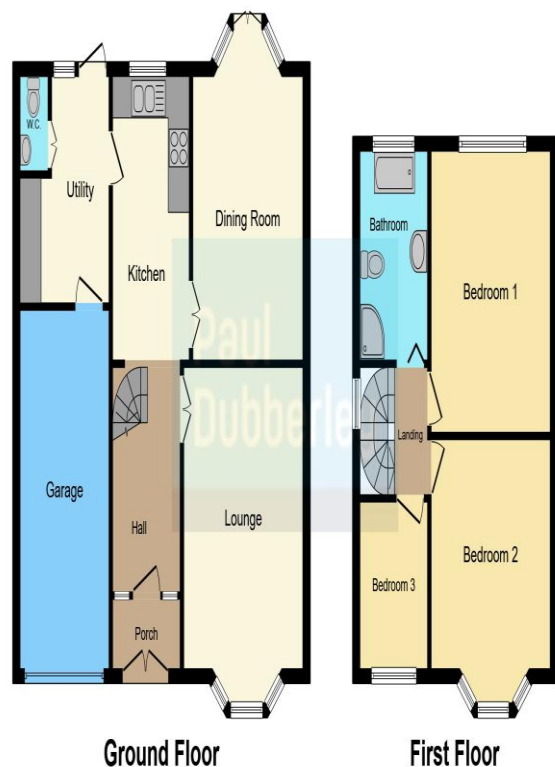
Double glazed bay window to front aspect; Central heated
radiator

Bedroom Three 7' 5" x 7' (2.26m x 2.13m)

Double glazed window to front aspect; Central heated radiator

Bathroom

Double glazed window to rear aspect; Fully tiled; Enclosed
shower area; Clawfoot bath; Extractor fan; Toilet; Basin



To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104653 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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.localagent.com

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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