

for sale

offers in the region of **£160,000** Freehold



## Hilton Street Wolverhampton WV10 0LF

\*A spacious two-bed mid-terrace offering a lounge, dining room, kitchen and first-floor bathroom. Close to excellent transport links, shops and well-regarded schools — ideal for first-time buyers or investors.\*



# Property Details

## Agent Notes

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.

There is a easement on the title, please enquire with the branch.

## Porch

Door to hallway

## Hallway

Doors to dining room and lounge; Storage cupboard

## Dining Room 14' 9" x 9' 3" ( 4.50m x 2.82m )

Double glazed bay window to front aspect

## Lounge 13' 1" x 12' 9" ( 3.99m x 3.89m )

Double glazed window to rear aspect; Door to kitchen; Stairs to first floor

## Kitchen 14' 1" x 7' 3" ( 4.29m x 2.21m )

Double glazed window to side aspect; Space for appliances; Side door to garden

## Landing

Doors to bedrooms, bathroom and storage cupboard

## Bedroom One 12' 10" x 12' 2" ( 3.91m x 3.71m )

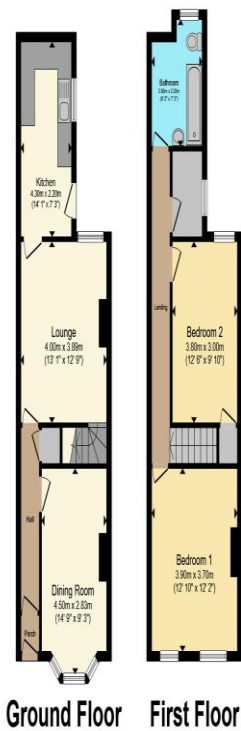
Double glazed windows to front aspect

## Bedroom Two 12' 6" x 9' 10" ( 3.81m x 3.00m )

Double glazed window to rear aspect; Storage cupboard

## Bathroom

Double glazed window to rear aspect; Bath with shower over; Toilet; Basin



To view this property please contact Paul Dubberley on

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Property Ref: PBI104863 - 0011

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 88.1 m<sup>2</sup> (948 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)



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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