

for sale

offers over **£325,000** Freehold



## Paul Street Bilston WV14 9AJ

\*A well-presented two-bedroom detached bungalow with beautifully landscaped front and rear gardens, driveway parking for multiple vehicles and a garage. Conveniently located for transport links, local amenities and nearby schools.\*



# Property Details

## Agents Note

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

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

## Entrance Hallway

Double glazed window to front aspect; Doors to kitchen, living room, bedrooms and bathroom; Central heated radiator; Storage cupboard

## Kitchen 10' 10" x 7' 11" ( 3.30m x 2.41m )

Double glazed window to front aspect; Wall and base units; Integrated appliances; Central heated radiator; Door to 2nd hallway leading to garage and rear garden

## Garage 19' 9" x 8' 2" ( 6.02m x 2.49m )

Double glazed window to rear aspect; Door to frontage

## Living Room 18' 2" x 15' 1" ( 5.54m x 4.60m )

Double glazed windows to front and side aspect; Central heated radiator; Space for dining table; Gas fire

## Bedroom One 13' 9" x 10' ( 4.19m x 3.05m )

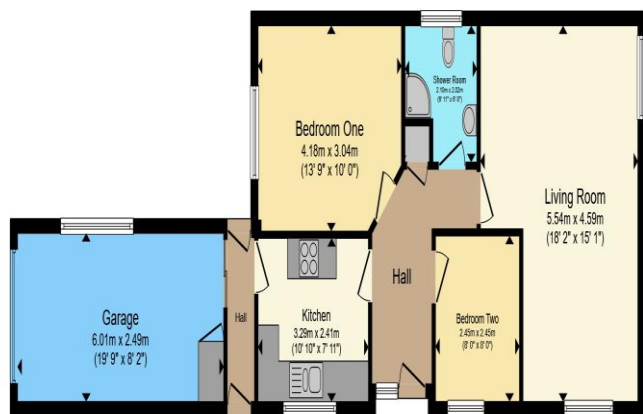
Double glazed window to side aspect; Central heated radiator

## Bedroom Two 8' x 8' ( 2.44m x 2.44m )

Double glazed window to front aspect; Central heated radiator

## Shower Room 6' 11" x 6' 8" ( 2.11m x 2.03m )

Double glazed window to rear aspect; Fully tiled; Central heated radiator; Shower; Basin; Toilet; Extractor fan



Floor Plan



To view this property please contact Paul Dubberley on

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**E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)**

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BILSTON WV14 0AX

Property Ref: PBI104791 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: C

Total floor area 78.4 m<sup>2</sup> (844 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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