





44 BILSTON ROAD

WILLENHALL, WV13 2JL

OFFERS IN THE REGION OF £310,000

FREEHOLD

Spacious three-bedroom detached bungalow offering versatile accommodation throughout, ideally situated with excellent commuter links nearby. Set back behind a driveway providing off-road parking, the property comprises a welcoming reception hall, three generous double bedrooms, a comfortable sitting room, fitted kitchen, useful utility area, and a well-appointed bathroom featuring both a bath and separate shower enclosure. To the rear is a low-maintenance garden.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

44 BILSTON ROAD

• NO ONWARD CHAIN • SPACIOUS AND VERSATILE ACCOMMODATION • DRIVEWAY PROVIDNG OFF ROAD PARKING • EXCELLENT COMMUTER LINKS NEARBY • LOW MAINTENANCE REAR GARDEN • BATHROOM WITH BATH AND SHOWER ENCLOSURE





APPROACH

The property is set back from the road behind a driveway providing off road parking, and an adjacent lawned foregarden

RECEPTION HALL

Radiator, useful store cupboard.

SITTING ROOM / BEDROOM THREE

13'4" x 11'5"

Bay window to the front, radiator.

LIVING ROOM

11'11" x 8'6"

Double doors to the veranda, radiator, doorway to the kitchen.

KITCHEN

11'10" x 7'10"

Double-glazed window to the side, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit.

UTILITY

8'9" x 5'8"

Sliding patio door to the garden, tiled floor.

BEDROOM ONE

11'10" x 11'10"

Window to the front, radiator.

BEDROOM TWO

11'10" x 11'5"

Window to the rear, radiator.

BATHROOM

10'1" x 5'10"

Double-glazed obscure window to the side, radiator, suite comprising panelled bath, close coupled w.c, pedestal wash hand basin, and shower enclosure.

REAR GARDEN

To the rear of the property is a low maintenance garden, with gated side passageways to the front driveway.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

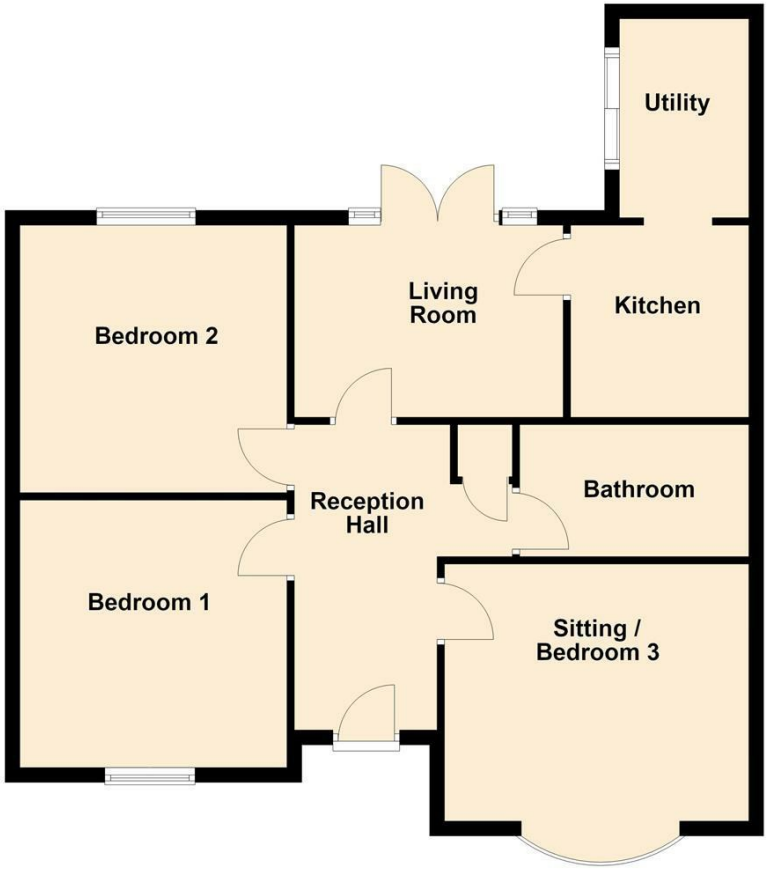
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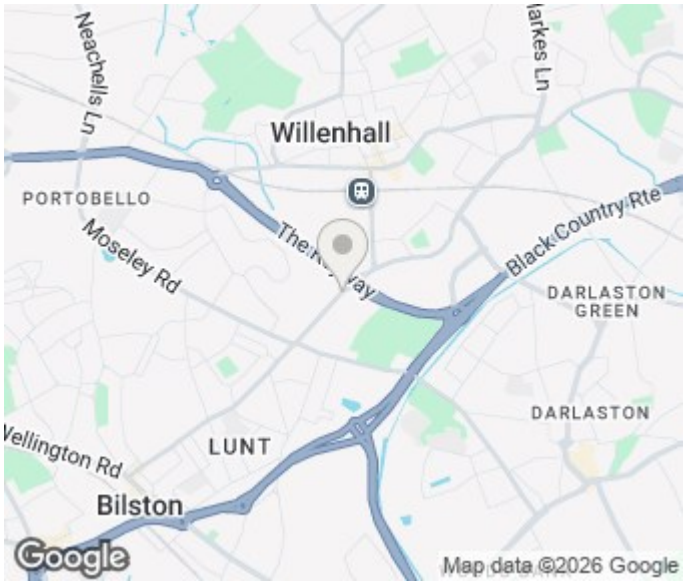


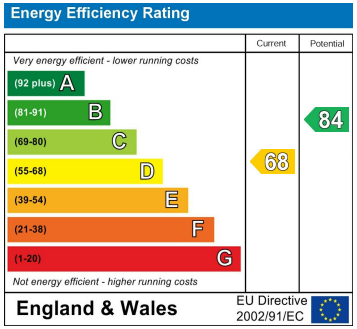




Ground Floor







SWF Est. 1934
SANDERS WRIGHT & FREEMAN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements