

**for sale**

offers in the region of

**£250,000** Freehold



**Brierley Lane Bilston WV14 8TU**

\*Paul Dubberley Estate Agents present this spacious three-bed semi-detached home offering a lounge, dining room, kitchen with pantry, utility, shower room and separate W.C. Close to transport links, shops and schools—ideal for families seeking generous living space.\*



# Property Details

## Entrance Hallway

Doors to dining room and lounge; Stairs to first floor

## Dining Room 10' 4" x 9' 4" ( 3.15m x 2.84m )

Double glazed bay window to front aspect; Central heated radiator; Door to hallway

## Lounge 12' 4" x 12' 8" ( 3.76m x 3.86m )

French doors to garden; Central heated radiator; Gas fire; Doors to kitchen and hallway

## Kitchen 11' 2" x 6' ( 3.40m x 1.83m )

Double glazed windows to rear and side aspect; Wall and base units; Integrated oven; Worktop mounted hob; Integrated dishwasher; Pantry cupboard; Door to utility

## Utility Room

### Landing

Double glazed window to side aspect; Central heated radiator; Access to loft; Doors to bedrooms, bathroom and separate toilet room

## Bedroom One 12' 7" x 9' 7" ( 3.84m x 2.92m )

Double glazed window to front aspect; Central heated radiator

## Bedroom Two 10' 4" x 10' 1" ( 3.15m x 3.07m )

Double glazed window to rear aspect; Central heated radiator

## Bedroom Three 8' 5" x 9' 3" ( 2.57m x 2.82m )

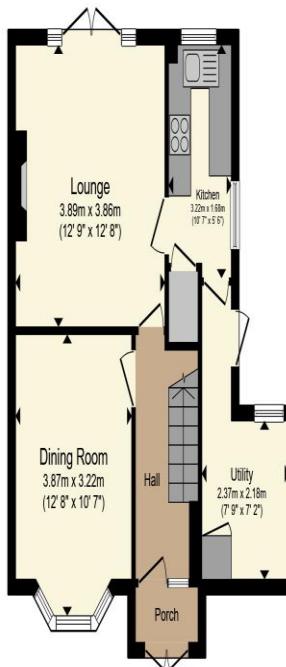
Double glazed window to front aspect; Central heated radiator

## Bathroom

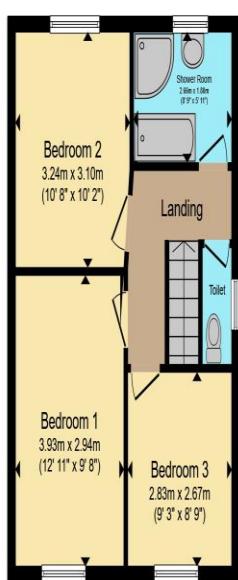
Double glazed windows to rear and side aspect; Central heated radiator; Bath; Shower; Basin

## Toilet Room

Toilet



Ground Floor



First Floor

Total floor area 91.6 m<sup>2</sup> (986 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)

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BILSTON WV14 0AX

Property Ref: PBI104798 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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