

for sale

offers over **£300,000** Freehold



Northwick Terrace Bilston WV14 0AF

Paul Dubberley Estate Agents present this four-bedroom townhouse overlooking the canal, with no upward chain. Nestled in a quiet cul-de-sac, it offers spacious three-storey living, close to amenities, schools and transport, with regular wildlife visits adding a charming natural touch.



Property Details

Entrance Hallway

Provides access to the main living accommodation, staircase rising to the first floor and doors to the kitchen/dining room, ground floor WC, utility room and storage cupboard.

Ground Floor W.C

Fitted with a low-level WC and wash hand basin, ideal for guests and everyday convenience.

Utility Room

Space and plumbing for washing machine

Storage Cupboard

Kitchen/Dining Room 14' 11" x 8' 1" (4.55m x 2.46m)

A well-arranged kitchen/dining space featuring integrated appliances (fridge freezer, dishwasher, microwave, oven and hob), ample worktop and cupboard storage with space for dining furniture. A window overlooks the front elevation, creating a light and practical family area.

Lounge 10' 10" x 14' 11" (3.30m x 4.55m)

A generous reception room providing comfortable living, with doors leading into the conservatory. Media wall with storage;

Electric dimplex fire

Conservatory 11' 11" x 9' 11" (3.63m x 3.02m)

A bright additional living area enjoying garden views and access to the rear outdoor space.

First Floor Landing

Central landing providing access to three bedrooms and the family bathroom, with stairs rising to the second floor.

Bedroom Two 10' 5" x 8' 6" (3.17m x 2.59m)

A well-proportioned double bedroom overlooking the front elevation.

Bedroom Three 15' 6" x 8' 6" (4.72m x 2.59m)

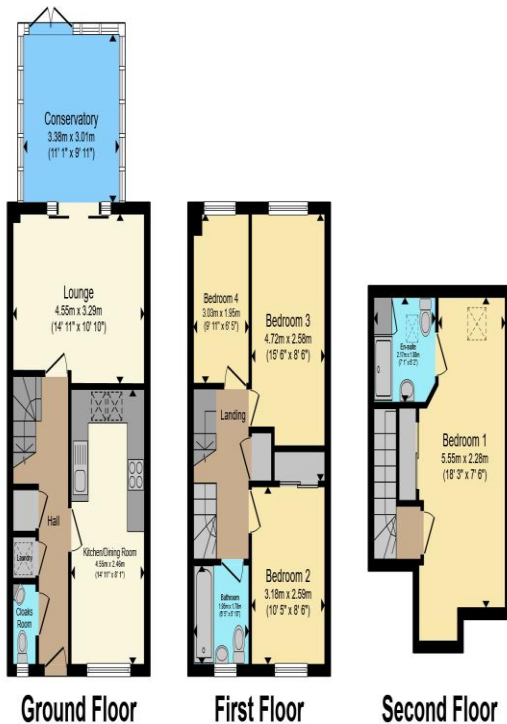
A spacious bedroom offering flexibility for family use or home working.

Bedroom Four 9' 11" x 6' 5" (3.02m x 1.96m)

Ideal as a single bedroom, nursery or study.

Bathroom 6' 5" x 5' 10" (1.96m x 1.78m)

Fitted with a shower over bath, wash hand basin and WC.



To view this property please contact Paul Dubberley on

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

Property Ref: PBI105004 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

Total floor area 110.6 m² (1,191 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



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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk