

for sale

offers over **£325,000** Freehold



Paul Street Bilston WV14 9AJ

A charming two-bedroom detached bungalow, superbly presented throughout and complemented by attractive landscaped gardens, generous off-road parking for several vehicles, and a garage. Enjoying a sought-after location with easy access to transport links, local amenities, and popular schools.



Property Details

Agents Note

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.

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)

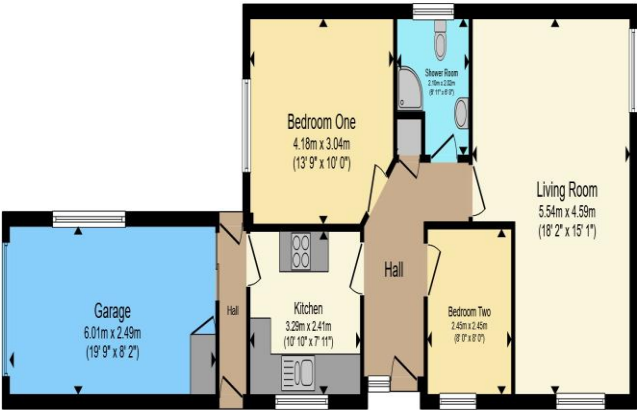
Double glazed window to side aspect; Central heated radiator

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

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104791 - 0006

Tenure:Freehold EPC Rating: E

Council Tax Band: C

Total floor area 78.4 m² (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. 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.

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.