

for sale

offers in the region of **£250,000** Freehold

**Paul
Dubberley**



Salcombe Grove, Bilston, WV14 8RG

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Property Description

Paul Dubberley Estate Agents are pleased to offer for sale this well-presented three-bedroom semi-detached home, situated in a popular residential area of Bilston and ideally suited to first-time buyers, families and investors alike.

The property enjoys a convenient location close to a range of local amenities, shops, supermarkets and well-regarded schools, while excellent road and public transport links provide easy access to Bilston Town Centre, Wolverhampton and the surrounding Black Country area.

The accommodation briefly comprises an entrance hall, fitted kitchen and a spacious lounge/dining room, providing an excellent space for both everyday living and entertaining. The main living area benefits from an attractive outlook over the rear garden, creating a bright and welcoming environment.

To the first floor are three bedrooms and a modern shower room.

Externally, the property benefits from a driveway providing off-road parking, a garage offering additional storage or parking space, and an enclosed rear garden ideal for relaxing, entertaining or family enjoyment.

Offering well-proportioned accommodation in a convenient location, this is a fantastic opportunity to acquire a home with plenty of potential. Early viewing is highly recommended.

Disclaimer

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.

Hallway

Composite front entrance door with frosted double-glazed side windows, newly fitted approximately six months ago. Featuring a radiator, useful understairs storage cupboard and staircase rising to the first floor accommodation. Bright and welcoming entrance to the property.

Living Room

20' 6" x 10' 4" (6.25m x 3.15m)
Spacious open-plan lounge/dining room featuring a front-facing bay window, attractive gas fire, radiator and sliding patio doors providing access to and views over the rear garden. A bright and versatile living space ideal for both relaxation and entertaining.

Kitchen

9' 2" x 8' 7" (2.79m x 2.62m)
Modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, freestanding oven and space for additional appliances. Rear-facing double-glazed window providing natural light and attractive views over the rear garden.

Landing

Side-facing frosted double-glazed window providing natural light, loft access and doors leading to all bedrooms and the shower room.

Bedroom One

10' 10" x 10' 2" (3.30m x 3.10m)
Generous main bedroom featuring a front-facing double-glazed window, radiator and useful built-in storage, providing a bright and comfortable space.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)
Well-proportioned bedroom featuring a rear-facing double-glazed window enjoying pleasant views, together with a radiator. A bright and comfortable room with an attractive outlook.

Bedroom Three

7' 7" x 6' 7" (2.31m x 2.01m)
front-facing bedroom featuring a double-glazed window and sliding door.

Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)
Modern shower room comprising a corner shower cubicle, wash hand basin with fitted storage cupboards beneath and WC. Benefiting from a large frosted double-glazed window providing natural light while maintaining privacy. A stylish and practical finish throughout.

Bathrooms

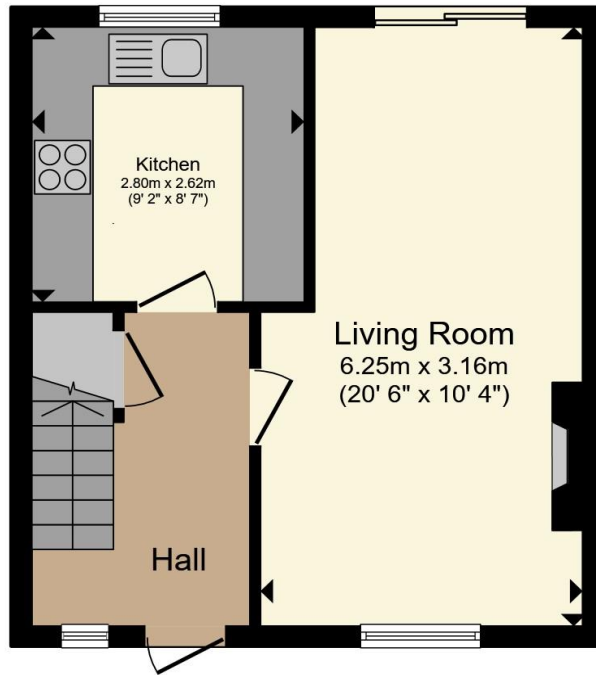
6' 3" x 5' 11" (1.91m x 1.80m)

Garage

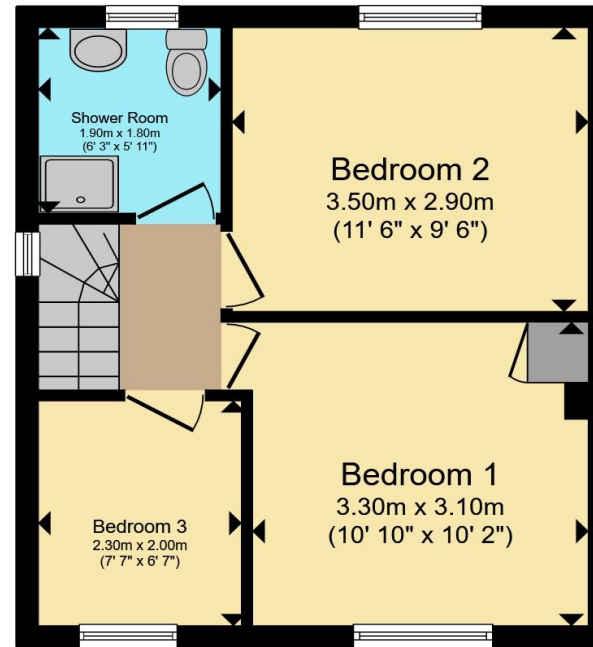








Ground Floor



First Floor

Total floor area 65.9 m² (709 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

**Paul
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69 Church Street
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EPC Rating: D Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PBI105136

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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Property Ref: PBI105136 - 0005

