

for sale

offers in the region of **£190,000** Freehold

**Paul
Dubberley**



Moorcroft Bilston WV14 8ES

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Property Description

Paul Dubberley Estate Agents are delighted to present this charming two-bedroom semi-detached bungalow, offering comfortable single-storey living in a popular residential location ideal for downsizers, first-time buyers or those seeking a home with easy access to local amenities.

Stepping inside, the welcoming entrance hall provides access to a spacious lounge, enhanced by a bay window that fills the room with natural light and creates a warm, relaxing space to unwind. The fitted kitchen offers a practical layout with ample storage and workspace, while the adjoining conservatory provides an additional reception area, perfect for enjoying views of the garden throughout the year. A useful utility room adds further convenience for everyday living.

The property benefits from two well-proportioned bedrooms and a family bathroom, all thoughtfully arranged on one level to create a practical and easy-to-maintain home.

Externally, the bungalow enjoys a driveway providing off-road parking, together with outdoor space ideal for gardening, relaxing or entertaining family and friends.

Conveniently situated close to Bilston town centre, the property is within easy reach of a variety of shops, supermarkets, healthcare facilities and leisure amenities. Excellent transport links include nearby access to the Black Country Route, A41 and M6 motorway network, while Bilston Central Metro stop provides regular services to Wolverhampton and Birmingham.

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.

Entrance Hallway

Doors to bathroom and lounge

Bathroom

7' x 6' 1" (2.13m x 1.85m)
Double glazed window to front aspect;
Electric shower over bath; Toilet; Basin

Lounge

12' 2" x 11' 9" (3.71m x 3.58m)
Double glazed bay window to front aspect;
Doors to kitchen and hallway

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)
Double glazed window to side aspect; Doors to bedrooms, lounge and conservatory

Conservatory

12' 6" x 7' 4" (3.81m x 2.24m)
Double glazed window to rear aspect; Doors to utility room and rear garden

Utility Room

7' 4" x 3' 3" (2.24m x 0.99m)
Door to front

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)
Doors to rear garden

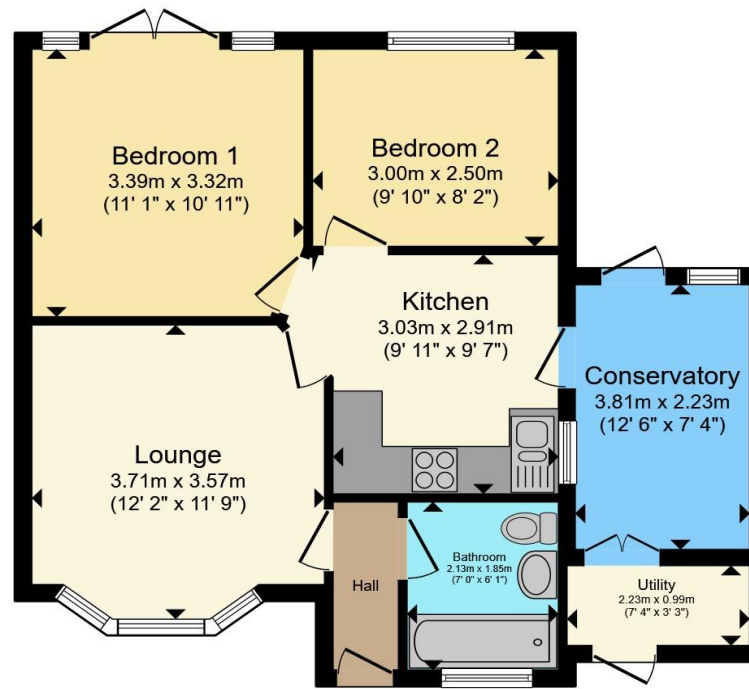
Bedroom Two

9' 10" x 8' 2" (3.00m x 2.49m)
Double glazed window to rear aspect









Ground Floor

Total floor area 57.9 m² (623 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

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To view this property please contact Paul Dubberley on

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EPC Rating: D Council Tax
Band: B

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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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