

for sale

offers in the region of **£240,000** Freehold



Edinburgh Road Bilston WV14 8EF

Paul Dubberley Estate Agents offer this well presented two bedroom semi-detached bungalow with spacious living room, kitchen and accessible shower room. Conveniently located close to local amenities, schools and excellent transport links.



Property Details

Entrance Hallway

Doors to bedrooms, kitchen and shower room; Door to utility room

Utility Room 7' 10" x 5' 9" (2.39m x 1.75m)

Gas boiler

Kitchen 12' 2" x 10' 10" (3.71m x 3.30m)

Wall and base units; Granite worktops; Schock Cristalite undermount sink; Integrated dishwasher and larder fridge; Neff single oven and New World combination oven; Worktop mounted hob; Extractor fan; Access to living room

Living Room 20' 10" x 15' 2" (6.35m x 4.62m)

Engineered wood flooring; Gas fire; Two sets of french doors to rear garden; Door to office/hobby area

Office/Hobby Area 22' 3" x 4' 7" (6.78m x 1.40m)

Bedroom One 12' 2" x 12' 2" (3.71m x 3.71m)

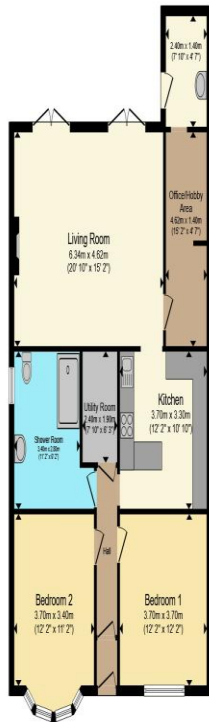
Double glazed window to front aspect

Bedroom Two 12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed bow window to front aspect

Bathroom 11' 2" x 9' 2" (3.40m x 2.79m)

Double glazed window to side aspect; Accessible walk in shower; Waterfall shower head and handheld attachment; Toilet; Undermount sink set within granite worktop



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104762 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 102.9 m² (1,108 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.

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