

for sale

offers over **£200,000** Freehold



## Pace Crescent Bilston WV14 8BJ

\*Paul Dubberley Estate Agents offer this three-bedroom semi-detached home on Pace Crescent, Bilston. Featuring a spacious lounge/dining room, fitted kitchen and three bedrooms. Offered with no upward chain, close to schools, local amenities and transport links.\*



# Property Details

## Hallway

Accessed via the front door with stairs rising to the first floor and doors leading to the main living accommodation.

## Lounge 25' x 12' 4" ( 7.62m x 3.76m )

A spacious and bright dual-purpose reception room, ideal for both living and dining furniture. Featuring a bay window to the front and rear patio doors, allowing plenty of natural light throughout the space.

## Kitchen 10' x 7' ( 3.05m x 2.13m )

Fitted with a range of units and work surfaces, the kitchen is positioned to the rear of the property and provides access to a useful store area.

## Store 17' 9" x 5' 10" ( 5.41m x 1.78m )

A generous adjoining store offering excellent additional storage or potential for further use, subject to requirements.

## Bedroom One 13' 6" x 9' 9" ( 4.11m x 2.97m )

A well-proportioned double bedroom positioned to the front of the property.

## Bedroom Two Irregular Shaped Room 11' 4" x 9' 10" ( 3.45m x 3.00m )

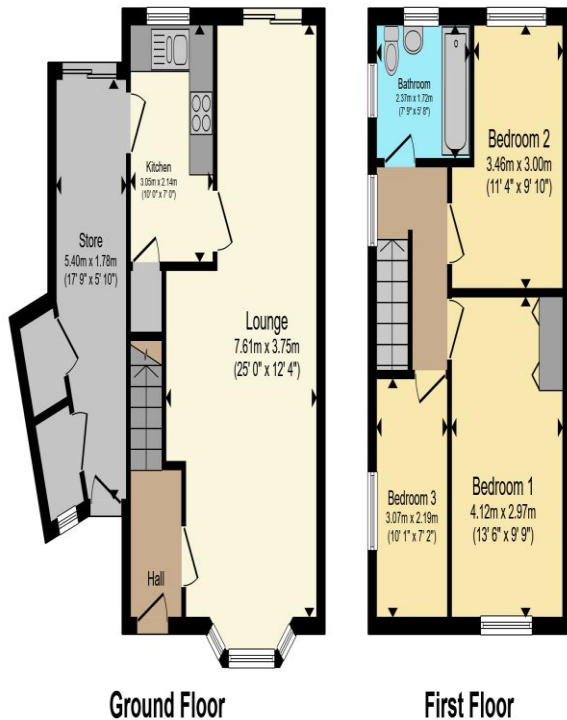
A second double bedroom located to the rear, offering ample space for bedroom furniture.

## Bedroom Three 10' 1" x 7' 2" ( 3.07m x 2.18m )

A good-sized third bedroom, suitable for a child's room, home office or dressing room.

## Bathroom 7' 9" x 5' 8" ( 2.36m x 1.73m )

Comprising a bath with shower over, wash basin and WC.



To view this property please contact Paul Dubberley on

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Property Ref: PBI104905 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 84.3 m<sup>2</sup> (907 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](http://www.propertybox.io)



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