



## 14 BRIDGEWATER DRIVE BILSTON, WV14 9PA

OFFERS IN THE REGION OF £249,950  
FREEHOLD

Extremely well presented three bedroom semi-detached home situated in a popular location convenient for a range of amenities including shops, schools, access to public transport with the wider amenities of Bilston Town, Wolverhampton City Centre and Dudley only a short drive away. The property offers both spacious and well appointed accommodation throughout featuring entrance hall, living room, kitchen, versatile sitting room/bedroom, conservatory, three bedrooms, family bathroom and an enclosed garden to the rear. A driveway to the front provides off road parking.



# 14 BRIDGEWATER DRIVE

- Extremely Popular Location • Excellent Links To Wolverhampton City Centre, Dudley & Bilston Town • Driveway Providing Off Road Parking • Situated In A Cul-De-Sac • Versatile Accommodation Throughout • Close To Coseley Train Station • Three Bedrooms • Conservatory • Enclosed Rear Garden • Second Reception Room/Bedroom



## APPROACH

The property is approached via a driveway providing off road parking for multiple vehicles.

## ENTRANCE HALL

Radiator, staircase to the first floor landing and door to the living room.

## LIVING ROOM

Double glazed bow window to the front, radiator and feature fireplace with marble effect back and hearth. Door to the kitchen.

## KITCHEN

Double glazed window, tiled floor, part tiled walls, under stairs cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, space for a fridge freezer and plumbing for a washing machine. Doors provide access to the sitting room/bedroom and conservatory.

## SITTING ROOM/BEDROOM

Double glazed window to the front, double glazed double doors opening out to the rear garden, ceiling down lighters and radiator.

## CONSERVATORY

Double glazed to the side and rear, tiled floor and double doors to the rear.

## FIRST FLOOR LANDING

Loft access hatch and doors radiating to:

## BEDROOM ONE

Two double glazed windows to the front, radiator, built in storage cupboard and built in wardrobe.

## BEDROOM TWO

Double glazed windows to the front and rear, two radiators.

## BEDROOM THREE

Double glazed window to the rear and radiator.

## BATHROOM

Double glazed obscure window to the rear, towel rail, tiled walls, tiled floor and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## TENURE Freehold

The property is freehold.

## BROADBAND

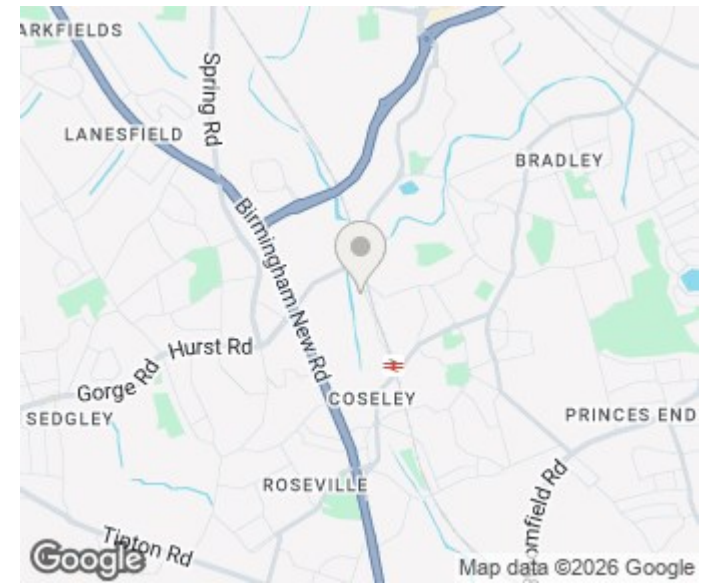
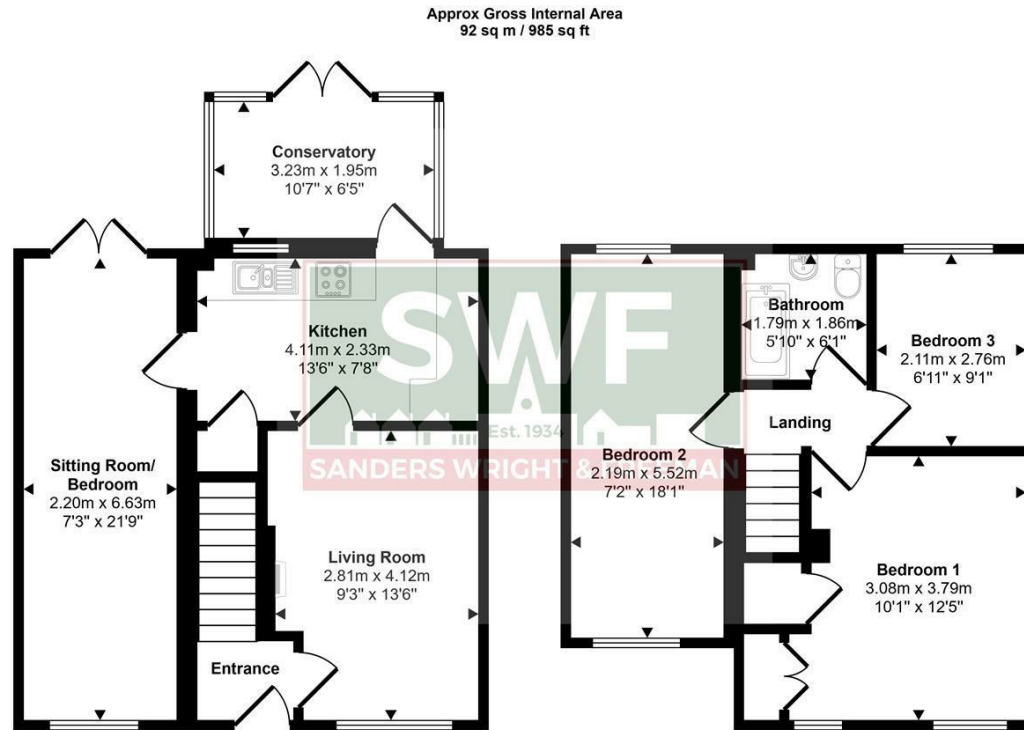
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 14 BRIDGEWATER DRIVE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements