

for sale

**£240,000** Freehold



**Wolverhampton Road East Wolverhampton WV4 6AR**

\*Three-bedroom semi-detached home featuring a spacious 24ft lounge/dining room, kitchen with utility, modern bathroom with separate WC, generous garden and a double garage. Close to transport links, local amenities and well-regarded schools—ideal for families.\*



# Property Details

## Agent Notes

There is a easement on the title, please enquire with the branch.

## Entrance Hallway

Stairs to first floor; Doors to lounge/dining room and kitchen

## Lounge/Dining Room 24' 8" x 10' 8" ( 7.52m x 3.25m )

Double glazed bay window to front aspect; Central heated radiator; Rear doors to garden

## Kitchen 8' 9" x 6' 4" ( 2.67m x 1.93m )

Double glazed window to rear aspect; Space for oven; Wall and base units; Central heated radiator; Door to utility

## Utility 14' 8" x 5' 8" ( 4.47m x 1.73m )

Space for appliances; Doors to front and rear garden

## Landing

Double glazed window to side aspect; Access to fully boarded loft; Doors to bedrooms, bathroom and separate toilet room

## Bedroom One 12' 2" 6 x 9' 6" ( 3.71m 6 x 2.90m )

Double glazed window to rear aspect; Central heated radiator; Fitted wardrobes

## Bedroom Two 11' 8" x 10' 1" ( 3.56m x 3.07m )

Double glazed bay window to front aspect; Central heated radiator

## Bedroom Three 7' 7" x 7' 4" ( 2.31m x 2.24m )

Double glazed window to front aspect; Central heated radiator

## Bathroom

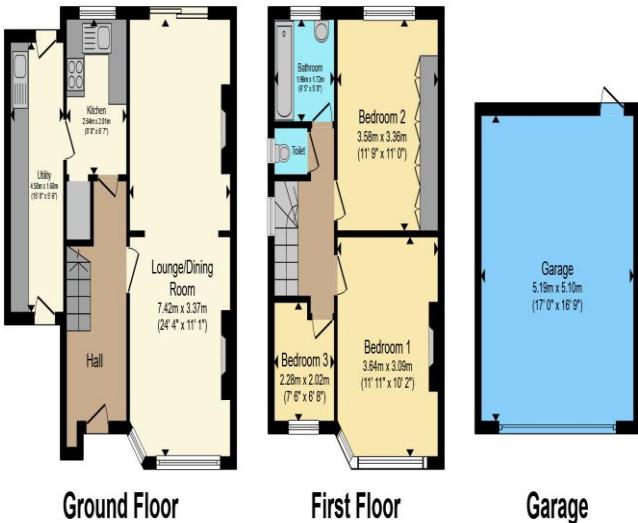
Double glazed window to rear aspect; Shower over bath; Basin; Central heated radiator

## Toilet Room

Double glazed window to side aspect; Toilet

## Exterior

Patio area; Access to cellar below house; Parking to rear; Double garage at the bottom of the garden with electric



Total floor area 113.6 m<sup>2</sup> (1,223 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)

Paul  
Dubberley



To view this property please contact Paul Dubberley on

T 01902 494966  
E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)

69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104800 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)