

for sale

**£325,000** Freehold



**Springfield Road Bilston WV14 6LN**

\*Paul Dubberley Estate Agents offer this three bedroom detached home with no upward chain, featuring a lounge, dining room, kitchen/breakfast room and conservatory. Benefitting from a garage, rear garden and great access to local amenities, schools and transport links.\*



# Property Details

## 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

Understairs storage cupboard; Central heated radiator; Stairs to first floor

## Lounge 15' 11" x 11' ( 4.85m x 3.35m )

Double glazed bay window to front aspect; Central heated radiator; Electric fire; Gas fire

## Kitchen/Breakfast Room 12' x 8' 9" ( 3.66m x 2.67m )

Double glazed windows to rear and side aspect; Wall and base units; Integrated oven; Worktop mounted hob; Space for appliances; Side door to rear garden

## Dining Room 10' 11" x 8' 4" ( 3.33m x 2.54m )

Central heated radiator; Sliding door to conservatory

## Conservatory 11' 5" x 7' 5" ( 3.48m x 2.26m )

Central heated radiator; Doors to rear garden

## Garage 10' 6" x 8' 2" ( 3.20m x 2.49m )

Doors to frontage and rear garden

## Landing

Double glazed window to side aspect; Access to loft with pull down ladders

## Bedroom One 12' x 10' 10" ( 3.66m x 3.30m )

Double glazed bay window to front aspect; Central heated radiator

## Bedroom Two 12' 9" x 10' 11" ( 3.89m x 3.33m )

Double glazed window to rear aspect; Central heated radiator

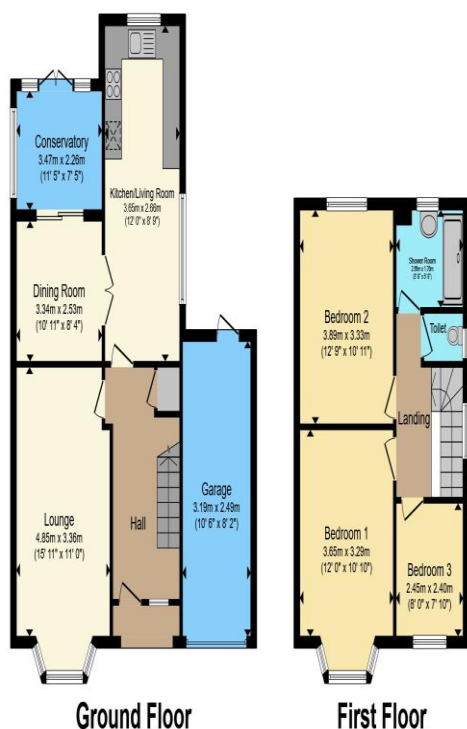
## Bedroom Three 8' x 7' 10" ( 2.44m x 2.39m )

Double glazed window to front aspect; Central heated radiator

## Shower Room 8' 9" x 5' 9" ( 2.67m x 1.75m )

Double glazed window to rear aspect; Shower cubicle; Basin; Extractor fan; Fully tiled; Central heated radiator

## Toilet



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104999 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

Total floor area 120.2 m<sup>2</sup> (1,293 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. 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.



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.

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