

for sale

offers in the region of **£220,000** Freehold



## School Green Bilston WV14 6DZ

\*Paul Dubberley Estate Agents present this spacious three-bed mid-terrace with open-plan lounge, dining room and kitchen, three bedrooms, modern bathroom, generous rear garden with two patios, plus outbuilding with toilet. Close to transport links, shops and schools.\*



# Property Details

## Agent Notes

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

We have been unable to verify if Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

## Entrance Hallway

Central heated radiator; Storage cupboard

## Open Plan Lounge

L shape; Central heated radiators

## Open Plan Kitchen

Double glazed window to rear aspect; Wall and base units; Space for appliances; Integrated oven; worktop mounted hob; Extractor fan; Tiled splashback; Tiled flooring; Bifold doors to garden

## Landing

Storage cupboard; Access to loft;

## Bedroom One 10' 4" x 14' 8" ( 3.15m x 4.47m )

Double glazed windows to rear aspect; Central heated radiator

## Bedroom Two 10' 2" x 11' 1" ( 3.10m x 3.38m )

Double glazed windows to front aspect; Central heated radiator

## Bedroom Three 10' 5" x 6' 9" ( 3.17m x 2.06m )

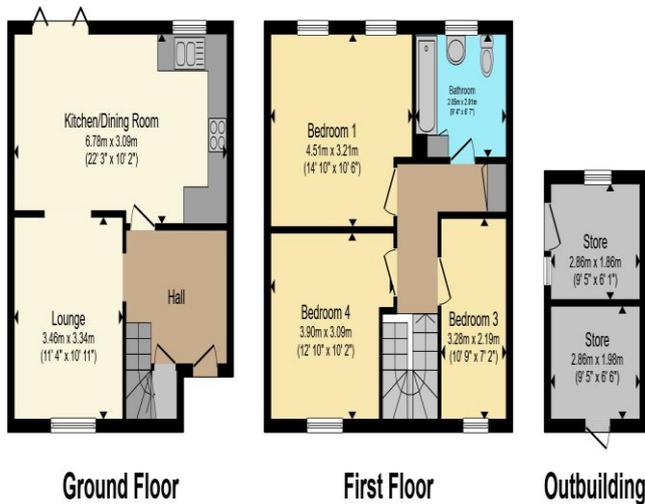
Double glazed window to front aspect; Central heated radiator

## Bathroom

Double glazed window to rear aspect; Central heated radiator; Shower over bath; Toilet; Basin with vanity unit; Extractor fan; Airing cupboard

## Exterior

Bifold doors leading to patio area; Outbuilding with toilet and basin; Sheltered patio area to rear of garden



To view this property please contact Paul Dubberley on

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69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104815 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 99.0 m<sup>2</sup> (1,066 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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