

for sale

£195,000 Freehold



Hemlock Way Bilston WV14 8NU

A modern two-bedroom semi-detached home offering well-presented accommodation throughout, including a fitted kitchen, spacious lounge with French doors, guest WC, en-suite to the master bedroom and family bathroom. Ideally positioned close to local amenities, schools and excellent transport links.



Property Details

Agents Note

The sellers advise that they pay £222.02 per annum as a contribution towards upkeep. (gardening and landscape maintenance, SUDS/pond maintenance, fly tipping, sinking fund)

Please note that an AML fee of £80 inc. VAT is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hallway

Doors into kitchen, W.C and lounge; Central heating radiator; Stairs to first floor

Kitchen 10' 6" x 6' (3.20m x 1.83m)

Double glazed window to front aspect; Wall and base units; Integrated oven, gas hob, cooker hood and fridge freezer (included in sale); Space for washing machine

Ground Floor W.C

Double glazed window to front aspect; Toilet; Basin; Central heating radiator

Lounge 14' 11" x 13' 7" (4.55m x 4.14m)

Doors to rear garden; Storage cupboard; Central heating radiator

Landing

Doors to bedrooms and bathroom

Bedroom One 13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to rear aspect; Central heating radiator; Fitted wardrobes (included in sale)

En-Suite 6' 6" x 5' 3" (1.98m x 1.60m)

Shower; Toilet; Basin

Bedroom Two 13' 4" x 8' (4.06m x 2.44m)

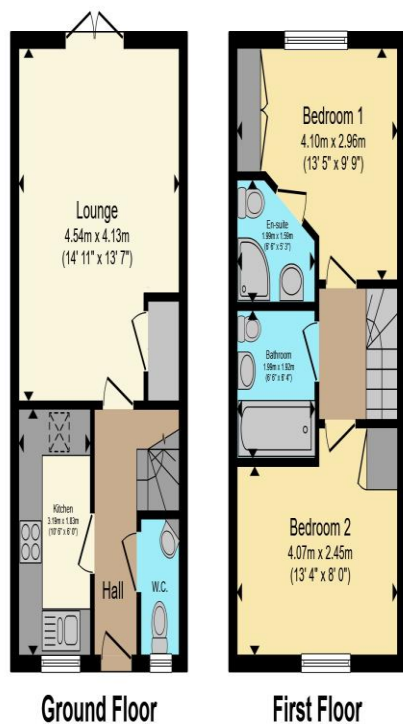
Double glazed window to front aspect; Central heating radiator; Storage cupboard

Bathroom 6' 6" x 6' 4" (1.98m x 1.93m)

Shower over bath; Toilet; Basin; Central heating radiator

Rear Garden

Fencing to all boundaries; Patio area leading to lawn; Shed;



To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

Property Ref: PBI105183 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: B

Total floor area 64.5 m² (694 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



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.

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