

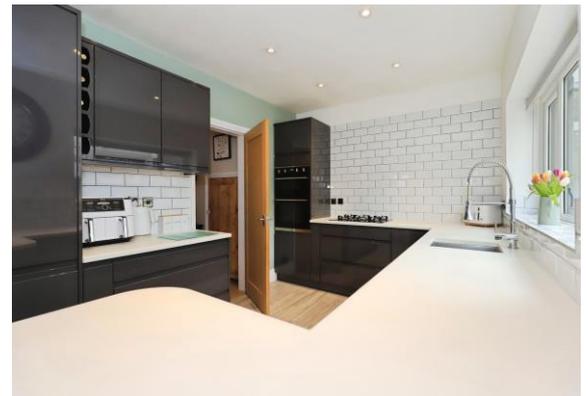
for sale

offers over **£240,000** Freehold



West Green Wolverhampton WV4 4RU

Three-bedroom semi-detached home in a quiet cul-de-sac, featuring open-plan living, conservatory, large rear garden and driveway. Close to shops, schools and great transport links—ideal for families or first-time buyers.



Property Details

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Porch

UPVC sliding door; UPVC front door into hallway

Hallway

Double glazed window to front aspect; Understairs storage cupboard; Laminate flooring; Doors to living room and kitchen; Stairs to first floor

Living Room 13' 8" x 12' 7" (4.17m x 3.84m)

Double glazed bay window to front aspect; Open plan through to kitchen/diner; Log burner; Laminate flooring

Kitchen/Dining Room 20' 10" x 8' 10" (6.35m x 2.69m)

High gloss wall and base units; Tiled flooring; Tiled splashback; Integrated double oven, fridge freezer, washing machine and dishwasher; Worktop mounted hob; Stainless steel inset sink; UPVC double doors to conservatory

Conservatory 17' 5" x 5' 3" (5.31m x 1.60m)

UPVC double doors to garden

Landing

Access to loft; Doors to bedrooms and bathroom

Bedroom One 13' 11" x 9' (4.24m x 2.74m)

Double glazed window to front aspect; Boiler cupboard; Central heated radiator

Bedroom Two 11' 3" x 11' 1" (3.43m x 3.38m)

Double glazed window to rear aspect; Built in wardrobe; Central heated radiator

Bedroom Three 9' 5" x 7' 8" (2.87m x 2.34m)

Double glazed window to front aspect; Built in wardrobe; Central heated radiator

Bathroom

Double glazed frosted window to rear aspect; Waterfall shower over L shaped bath; Toilet; Basin; Fitted cupboards; Towel radiator



Total floor area 103.9 m² (1,119 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



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Paul Dubberley on

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104784 - 0003

Tenure:Freehold EPC Rating: C

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 | www.rightmove.co.uk | www.zoopla.co.uk