for sale

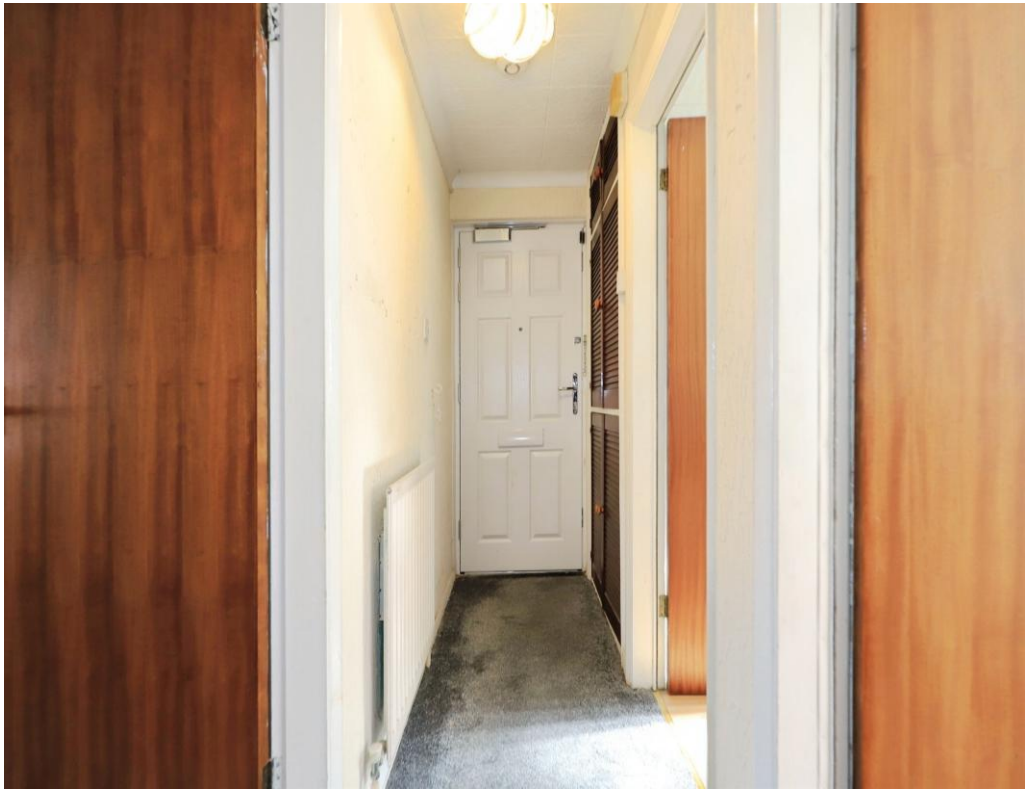
offers over **£80,000** Leasehold

Paul Dubberley



Humphries Crescent Bilston WV14 8BB

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Property Description

Paul Dubberley Estate Agents are delighted to present this well-proportioned one-bedroom ground floor flat, situated in a convenient residential location close to a range of local amenities, schools and excellent transport links.

Ideal for first-time buyers, downsizers or investors, this attractive property offers comfortable accommodation throughout. The layout briefly comprises an entrance hall providing access to all rooms, a spacious lounge offering plenty of room for relaxation and entertaining, and a fitted kitchen featuring a range of wall and base units with work surface space.

The property further benefits from a generous double bedroom, providing ample space for bedroom furnishings and storage, alongside a shower room fitted with a modern suite designed for practicality and convenience.

Being located on the ground floor, the property offers easy accessibility and convenient day-to-day living. Residents can enjoy close proximity to local shops, supermarkets, healthcare facilities and leisure amenities, while a selection of well-regarded primary and secondary schools can also be found nearby.

For commuters, the property benefits from excellent road and public transport connections, providing easy access to Bilston, Wolverhampton, Dudley and surrounding areas.

Offering an excellent opportunity to step onto the property ladder, downsize to a manageable home or add to an investment portfolio, early viewing is highly recommended to fully appreciate the accommodation

Hallway

Lounge
15' 4" x 9' 5" (4.67m x 2.87m)

Kitchen
10' 9" x 6' 4" (3.28m x 1.93m)

Bedroom One
11' 8" x 9' 11" (3.56m x 3.02m)

Shower Room
6' 8" x 5' 9" (2.03m x 1.75m)

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.

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.







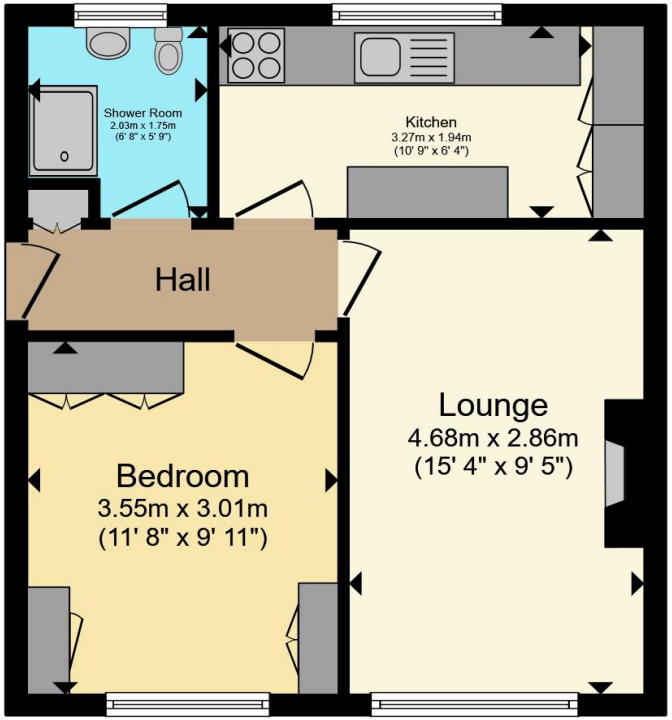












Total floor area 40.1 m² (432 sq.ft.) approx

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

Paul Dubberley

To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online PaulDubberley.co.uk/Property/PBI104700

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.