

for sale

£300,000 Freehold



## Clark Road Wolverhampton WV3 9PD

\*Paul Dubberley Estate Agents present this three-bedroom detached home with large lounge/dining room, fitted kitchen, driveway, garage and spacious private rear garden. Well located for transport links, local amenities and nearby schools.\*



# Property Details

## Entrance Porch

Door to hallway

## Hallway

Stairs to first floor; Doors to ground floor wc, lounge/dining room and kitchen/breakfast room; Storage cupboard

## Ground Floor W.C

Toilet

## Lounge/Dining Room 25' 2" x 11' 3" ( 7.67m x 3.43m )

Double glazed bay window to front aspect; Central heated radiators; Electric fire; Patio doors to rear garden

## Kitchen/Breakfast Room 18' 4" x 8' 1" ( 5.59m x 2.46m )

Double glazed window to rear aspect; Wall and base units; Integrated appliances; Breakfast bar; Space for washing machine and dryer; Door to rear garden

## Landing

Double glazed window to side aspect; Doors to bedrooms and shower room

## Bedroom One 13' x 11' 5" ( 3.96m x 3.48m )

Double glazed window to rear aspect; Central heated radiator

## Bedroom Two 11' 11" x 11' 4" ( 3.63m x 3.45m )

Double glazed window to front aspect; Central heated radiator

## Bedroom Three 8' 11" x 8' ( 2.72m x 2.44m )

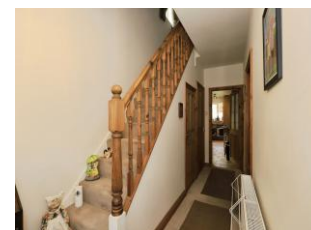
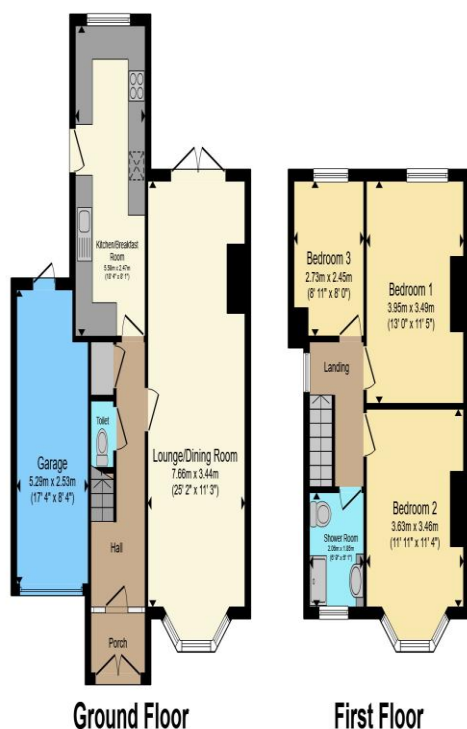
Double glazed window to rear aspect; Central heated radiator

## Bathroom 6' 9" x 6' 1" ( 2.06m x 1.85m )

Double glazed window to front aspect; Fully tiled; Shower cubicle; Toilet; Basin; Extractor fan

## Garage 17' 4" x 8' 4" ( 5.28m x 2.54m )

Doors to frontage and rear garden



To view this property please contact Paul Dubberley on

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Property Ref: PBI104974 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

Total floor area 111.4 m<sup>2</sup> (1,199 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.

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