

for sale

**£230,000** Freehold



**Ambergate Road Bilston WV14 0SR**

\*We are acting in the sale of the above property and have received an offer of £240,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.\*



# Property Details

## Agent Notes

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.

## Hallway

Front UPVC Door from Front Garden, Access to Downstairs WC and Kitchen, Stairs to Landing

## Downstairs Wc

Access from Hallway, Stairs to Landing, Access to Kitchen

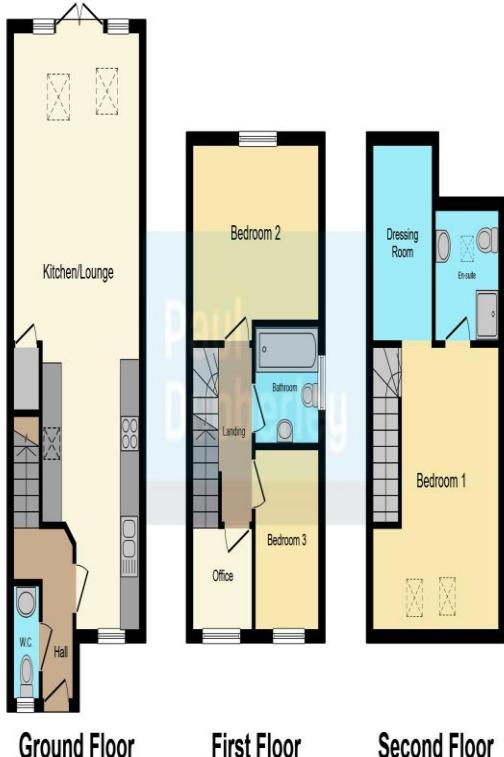
## Kitchen / Lounge

Front and Rear Double Glazed Window, Rear Patio Door to Rear Garden, Understairs Storage Cupboard, Wall and Base units with Worktop Over, Sink and Drainer, Room for Whitegoods and Appliances, Rear Facing Skylights.

## First Floor Landing

Stairs from Hallway, Access to;

## Bedroom Three



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.focalagent.com](http://www.focalagent.com)

Front Double Glazed Window, Central Heated Radiator.

## Bedroom Two

Rear Double Glazed Window, Central Heated Radiator.

## Office

Front Double Glazed Window, Central Heated Radiator.

## Bathroom

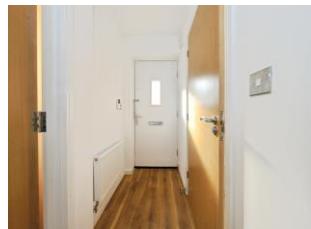
Side Double Glazed Window, WC, Wash Hand Basin Panelled Bath

## Bedroom One

Stairs from First Landing, Front Facing Skylights, Dressing Room off Property, Central Heating Radiator, Access to En-Suite

## En-Suite

WC, Wash Hand Basin, Shower Cubicle.



To view this property please contact Paul Dubberley on

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**69 Church Street**  
**BILSTON WV14 0AX**

Property Ref: PBI104523 - 0023

Tenure: Freehold    EPC Rating: B

Council Tax Band: C

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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