

for sale

offers over **£150,000** Freehold



Hilton Street Wolverhampton WV10 0LF

A spacious two-bed mid-terrace offering a lounge, dining room, kitchen and first-floor bathroom. Close to excellent transport links, shops and well-regarded schools — ideal for first-time buyers or investors.



Property Details

Agent Notes

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.

There is a easement on the title, please enquire with the branch.

Porch

Door to hallway

Hallway

Doors to dining room and lounge; Storage cupboard

Dining Room 14' 9" x 9' 3" (4.50m x 2.82m)

Double glazed bay window to front aspect

Lounge 13' 1" x 12' 9" (3.99m x 3.89m)

Double glazed window to rear aspect; Door to kitchen; Stairs to first floor

Kitchen 14' 1" x 7' 3" (4.29m x 2.21m)

Double glazed window to side aspect; Space for appliances; Side door to garden

Landing

Doors to bedrooms, bathroom and storage cupboard

Bedroom One 12' 10" x 12' 2" (3.91m x 3.71m)

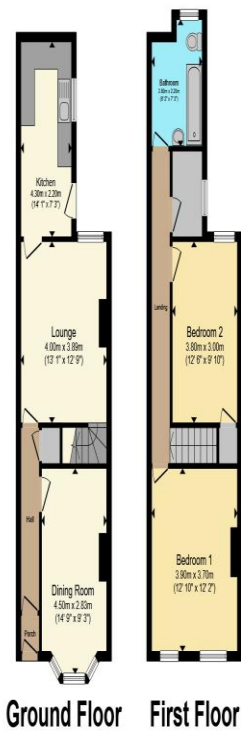
Double glazed windows to front aspect

Bedroom Two 12' 6" x 9' 10" (3.81m x 3.00m)

Double glazed window to rear aspect; Storage cupboard

Bathroom

Double glazed window to rear aspect; Bath with shower over; Toilet; Basin



To view this property please contact Paul Dubberley on

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Property Ref: PBI104863 - 0012

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 88.1 m² (948 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.

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.