

for sale

offers over **£425,000** Freehold

**Paul
Dubberley**



Winnall Close, Bilston, WV14 8QG

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Property Description

Paul Dubberley Estate Agents are delighted to present this deceptively spacious and versatile five-bedroom detached family home, tucked away in a popular residential location.

Offering over 1,500 sq. ft. of accommodation, this property is ideal for growing families seeking flexible living space. The welcoming entrance hall leads through to a generous lounge, perfect for relaxing and entertaining, while the impressive open-plan kitchen provides the heart of the home, featuring a breakfast bar and ample space for everyday family life.

A particular highlight is the substantial workshop, offering excellent potential for a home business, hobby room, gym or additional storage. The ground floor is further enhanced by a convenient shower room/WC.

To the first floor are four well-proportioned bedrooms, a dressing room and family bathroom, providing adaptable space to suit a variety of requirements. The second floor hosts a further bedroom, creating an ideal principal suite, guest room or private workspace.

The property enjoys excellent transport connections, with Coseley Railway Station nearby offering links to Birmingham and Wolverhampton, while the Black Country Route, A4123 and M6 motorway network are all easily accessible for commuters. A range of local shops, supermarkets and everyday amenities are within easy reach, together with well-regarded schools including Christ Church CofE Primary School, Wilkinson Primary School and Ormiston SWB Academy.

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.

Entrance Porch

Double glazed windows to front and side aspect; Storage cupboards; Door to hallway

Hallway

Doors to lounge and kitchen; Stairs to first floor; Radiator

Lounge

19' 3" x 11' 8" (5.87m x 3.56m)

Double glazed window to front aspect; Radiator

Kitchen

17' 10" x 14' 8" (5.44m x 4.47m)

Double glazed windows to rear aspect; Wall and base units; Integrated oven, hob and cooker hood; Breakfast bar; Spotlights; Door to lobby

Lobby

Doors to workshop, shower room and rear garden

Workshop

13' 4" x 7' 7" (4.06m x 2.31m)

Double glazed window to side aspect; Radiator

Shower Room

6' 4" x 5' 7" (1.93m x 1.70m)

Double glazed window to side aspect; Shower cubicle; Toilet; Basin

Landing

Doors to bedrooms and bathroom; Boiler cupboard

Bedroom Two

11' 8" x 11' 3" (3.56m x 3.43m)

Double glazed window to front aspect; Radiator

Bedroom Three

11' 2" x 8' 6" (3.40m x 2.59m)

Doors to Juliet balcony; Radiator

Bedroom Four

10' 10" x 9' 2" (3.30m x 2.79m)

Double glazed window to rear aspect; Radiator

Dressing Room

11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window to front aspect; Radiator; Storage cupboards; Stairs to bedroom one

Bedroom One

14' 1" x 8' 10" (4.29m x 2.69m)

Double glazed window to rear aspect

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

Double glazed window to rear aspect; Radiator; Shower over bath; Toilet; Basin

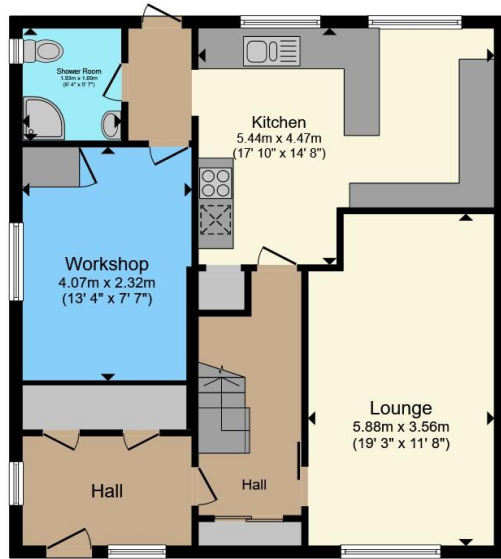
Rear Garden

Patio area; Shed; Side gate access to front

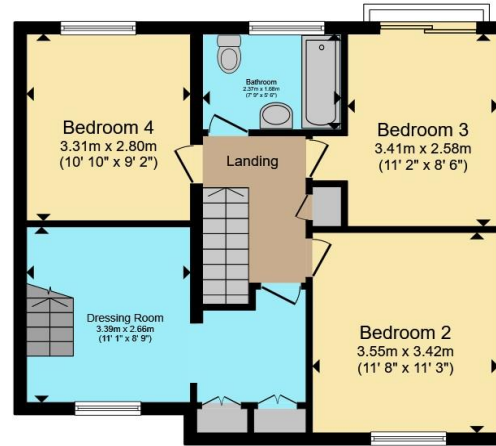




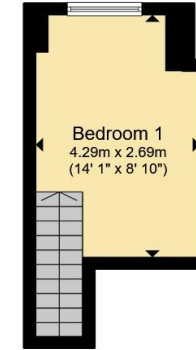




Ground Floor



First Floor



Second Floor

Total floor area 141.9 m² (1,527 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
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To view this property please contact Paul Dubberley on

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

EPC Rating: D Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PBI105179

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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