

for sale

offers over **£325,000** Freehold

**Paul
Dubberley**



Wellington Road Bilston WV14 6BG

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Property Description

Paul Dubberley Estate Agents are delighted to bring to the market this spacious four-bedroom semi-detached family home, ideally situated in a popular residential location close to local amenities, schools and excellent transport links.

Offering generous accommodation throughout, the property is well suited to growing families seeking versatile living space. The ground floor comprises an entrance hall, a substantial front lounge providing ample space for relaxation and entertaining, a separate dining room ideal for family meals and social occasions, a fitted kitchen with a range of wall and base units, and a convenient ground floor shower room.

To the first floor, the property benefits from four well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home office use. Completing the first floor is a family bathroom and a separate WC, providing added practicality for busy households.

Externally, the property benefits from a driveway providing off-road parking, extending alongside the property and leading through to the rear garden, offering convenient access and further practical appeal for families.

Conveniently located within easy reach of shops, supermarkets, leisure facilities and everyday amenities, the property also benefits from good road and public transport connections, making commuting straightforward. A selection of well-regarded primary and secondary schools can be found nearby, making this an excellent opportunity for families.

Hallway

Lounge

25' 9" x 13' 2" (7.85m x 4.01m)

Dining Room

16' 1" x 9' 9" (4.90m x 2.97m)

Kitchen

14' 9" x 9' 5" (4.50m x 2.87m)

Shower Room

9' 8" x 8' 5" (2.95m x 2.57m)

Landing

Bedroom One

13' 6" x 13' 1" (4.11m x 3.99m)

Bedroom Two

12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom Three

11' 1" x 6' 10" (3.38m x 2.08m)

Bedroom Four

9' 11" x 8' 3" (3.02m x 2.51m)

Bathroom

9' 3" x 4' 4" (2.82m x 1.32m)

W/C

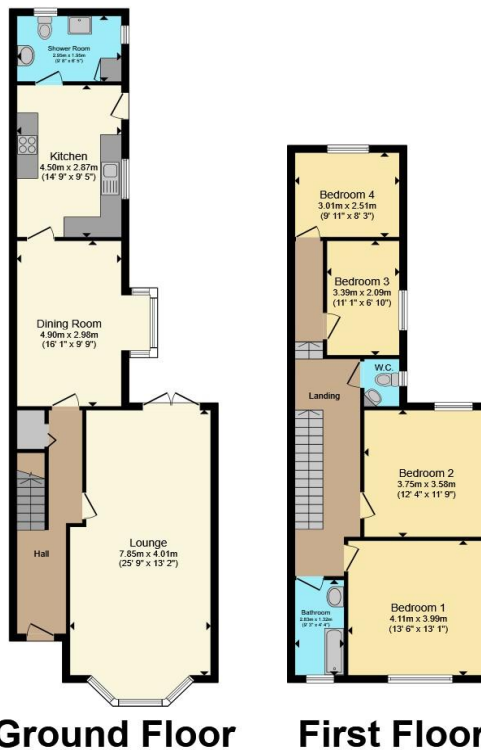
Agent Note

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.









Total floor area 145.0 m² (1,561 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

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To view this property please contact Paul Dubberley on

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69 Church Street
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EPC Rating: D Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PBI105194

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.

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