

for sale

offers in the region of **£350,000** Freehold



Baobab Drive Bilston WV14 0RJ

Three-bedroom detached home on Baobab Drive, offered with no upward chain. Extended open-plan kitchen/living area, smart home features, landscaped garden with insulated studio, gated parking for multiple vehicles, and excellent access to schools and transport.



Property Details

Agent Notes

The sellers advise that they pay £180.93 per annum as a contribution towards upkeep.

Entrance Hallway

Double glazed window to front aspect; Stairs to first floor; Storage cupboard; Doors to lounge, WC and kitchen/diner

Lounge 12' 11" x 12' 4" (3.94m x 3.76m)

Double glazed window to front aspect

Ground Floor W.C

Toilet; Basin

Open Plan Kitchen/Dining Room 18' 1" x 9' (5.51m x 2.74m)

Double glazed window to side aspect; Karndean flooring; Quartz worktops; Door to utility

Dining Room/Rear Extension 18' 11" x 12' 1" (5.77m x 3.68m)

Bifold doors to garden; Door to office

Utility Room 5' 7" x 5' 6" (1.70m x 1.68m)

Door to second hallway leading to garden

Office 11' 11" x 7' 10" (3.63m x 2.39m)

Double glazed window to rear aspect

Landing

Doors to bedrooms and bathroom; Storage cupboard

Bedroom One 12' 11" x 10' 10" (3.94m x 3.30m)

Double glazed window to front aspect; Fitted wardrobes; Door to en-suite

En-Suite 6' x 5' 9" (1.83m x 1.75m)

Double glazed windows to front and side aspect; Shower; Basin; Toilet

Bedroom Two 9' 6" x 9' 5" (2.90m x 2.87m)

Double glazed window to rear aspect; Fitted wardrobes

Bedroom Three 9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed window to side aspect



To view this property please contact Paul Dubberley on

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Property Ref: PBI104884 - 0003

Tenure: Freehold EPC Rating: B

Council Tax Band: D

Total floor area 153.1 m² (1,648 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 or services and it is in the buyers interest to check the working condition of any appliances.

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