

for sale

**£220,000** Freehold



**Wallbrook Street Bilston WV14 8HJ**

\*Paul Dubberley Estate Agents present this spacious two-bedroom semi-detached home offering a lounge, dining room, kitchen, bathroom, separate WC and garage. Close to transport links, amenities and well-regarded schools—ideal for families.\*



# Property Details

## Entrance Hallway

Storage cupboard; Central heated radiator

## Lounge 15' 4" x 10' 8" ( 4.67m x 3.25m )

Double glazed window to rear aspect; Central heated radiator

## Dining Room 10' 5" x 8' 6" ( 3.17m x 2.59m )

Central heated radiator; French doors to garden

## Kitchen 10' 9" x 7' 3" ( 3.28m x 2.21m )

Double glazed window to front aspect; Wall and base units; Space for appliances; Space for dining table; Pantry

## Landing

Loft access; Airing cupboard

## Bedroom One 15' 4" x 10' 7" ( 4.67m x 3.23m )

Double glazed window to rear aspect

## Bedroom Two 12' 7" x 8' 6" ( 3.84m x 2.59m )

Double glazed window to rear aspect; Storage cupboard

## Bedroom Three 14' 6" x 7' 6" ( 4.42m x 2.29m )

Double glazed window to rear aspect; Extension above garage; Access from master bedroom

## Bathroom

Double glazed window to front aspect; Walk in shower; Basin; Central heated radiator; Fully tiled

## Toilet Room

Toilet

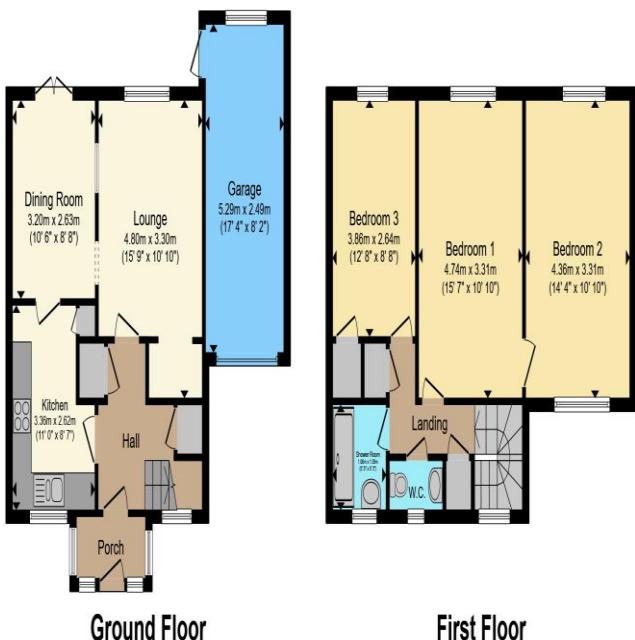
## Garage 19' 5" x 7' 9" ( 5.92m x 2.36m )

## Exterior

Garage to side; Astro turf; Shed

## Agent Notes

We have been unable to verify if Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.



Total floor area 112.0 m<sup>2</sup> (1,205 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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

Property Ref: PBI104853 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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