



R
&
L

60 Central Drive

Bilston | WV14 9EH | Offers In Excess Of £200,000

ROYSTON
& LUND

- NO CHAIN
- DETACHED GARAGE & OFF STREET PARKING
- CONSERVATORY
- THREE BEDROOMS
- FREEHOLD
- CORNER PLOT
- TWO RECEPTION ROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- LOFT ROOM
- VIEWINGS ADVISED





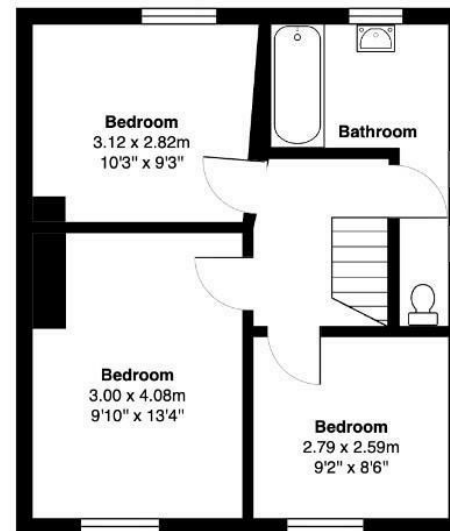
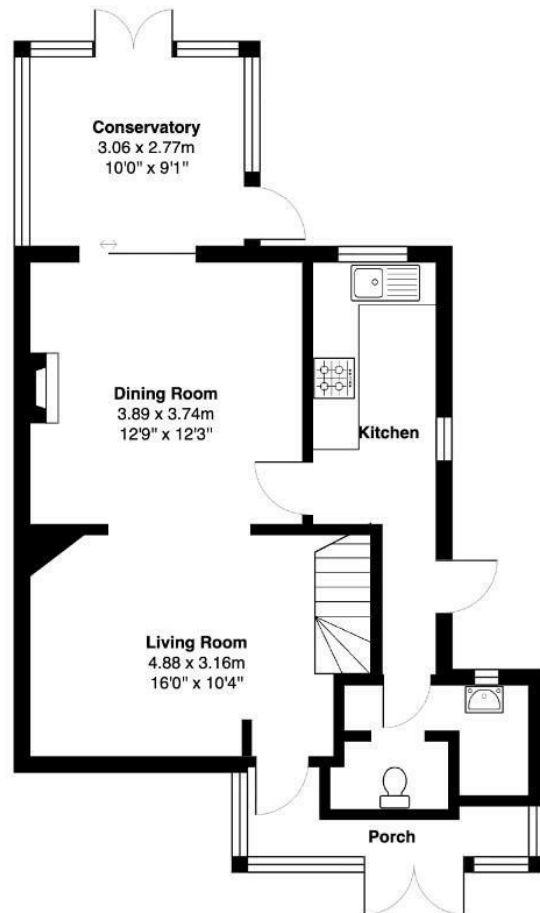
Welcome to this charming semi-detached house located on Central Drive in Bilston. This delightful property, built in 1950, offers a generous living space, making it an ideal family home. With NO CHAIN involved, you can move in without delay and start enjoying all that this lovely residence has to offer.

The house features three well-proportioned bedrooms, providing ample space for family members or guests. The two reception rooms are perfect for entertaining or relaxing, allowing for versatile use of space. Additionally, the property boasts a conservatory, which invites natural light and offers a tranquil spot to unwind while overlooking the garden.

The front of the house presents a welcoming entrance, enhancing the overall appeal of the property. Situated in a convenient location, you will find local amenities, schools, and parks within easy reach, making it a practical choice for families and professionals alike.

This semi-detached home is a wonderful opportunity for those seeking a comfortable and spacious living environment in Bilston. Don't miss the chance to make this property your own.





Total Area: 98.3 m² ... 1058 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND