

for sale

**£195,000** Freehold



## Lime Grove Bilston WV14 6EQ

\*Paul Dubberley Estate Agents present this 2-bedroom semi-detached home with lounge, dining room, kitchen, downstairs WC, stores, and garage. Offered with no upward chain, close to schools, shops, and excellent transport links. Ideal for first-time buyers or investors.\*



# Property Details

## Entrance Hallway

Double glazed window to side aspect; Door to lounge; Central heated radiator; Stairs to first floor

## Lounge 13' 7" x 11' 5" ( 4.14m x 3.48m )

Double glazed bay window to front aspect; Doors to dining room; Central heated radiator; Gas fire with feature surround

## Dining Room 11' 5" x 9' 4" ( 3.48m x 2.84m )

Double glazed window to rear aspect; Rear door to garden; Door to kitchen; Central heated radiator

## Kitchen 12' 1" x 7' 1" ( 3.68m x 2.16m )

Double glazed window to rear aspect; Storage cupboard; Door to 2nd entrance hallway; Central heated radiator; Stainless steel sink with drainer; Tiled splashback; Wall and base units; Tiled flooring; Space for appliances

## Second Entrance Hallway

Double glazed window to rear aspect; Doors to garden, frontage, downstairs wc and storage cupboard

## Downstairs W.C

Toilet

## Landing

Double glazed window to side aspect; Doors to bedrooms and bathroom; Storage cupboard

## Bedroom One 13' 5" x 9' 7" ( 4.09m x 2.92m )

Double glazed windows to front aspect; Storage cupboard; Fitted wardrobes; Central heated radiator

## Bedroom Two 11' 5" x 9' 5" ( 3.48m x 2.87m )

Double glazed window to rear aspect; Fitted wardrobes; Central heated radiator

## Bathroom

Double glazed window to rear aspect; Bath; Basin; Toilet; Central heated radiator

## Garage 13' 9" x 8' 6" ( 4.19m x 2.59m )



To view this property please contact Paul Dubberley on

**T 01902 494966**  
**E bilston@pauldubberley.co.uk**

69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104739 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 106.7 m<sup>2</sup> (1,148 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)



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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)