

for sale

offers over **£230,000** Freehold



Regent Street Bilston WV14 6AP

Paul Dubberley Estate Agents are pleased to offer this spacious three-bedroom semi-detached home with three reception rooms, kitchen, utility room and family bathroom. Conveniently located for schools, amenities and transport links, and offered for sale with no upward chain.



Property Details

Agents 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.

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

Entrance Porch

Door to hallway

Hallway

Single glazed window to rear aspect; Doors to lounge, dining room, reception room and utility room; Central heated radiator; Stairs to first floor

Lounge 12' x 11' 5" (3.66m x 3.48m)

Single glazed bay window to front aspect; Central heated radiator

Lounge 14' 1" x 11' 9" (4.29m x 3.58m)

Single glazed bay window to front aspect; Central heated radiator

Dining Room 14' 4" x 12' 3" (4.37m x 3.73m)

French doors to rear garden; Central heated radiator; Door to kitchen

Kitchen 9' 3" x 7' 10" (2.82m x 2.39m)

Single glazed window to side aspect; Wall and base units; Space for appliances; Central heated radiator; Door to rear garden

Utility Room 7' 9" x 5' 1" (2.36m x 1.55m)

Single glazed window to side aspect

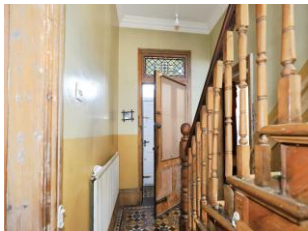
Landing

Single glazed window to rear aspect; Doors to bedrooms and bathroom

Bedroom One 14' 1" x 12' (4.29m x 3.66m)

Single glazed bay window to front aspect; Central heated radiator

Bedroom Two 12' x 12' (3.66m x 3.66m)



To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104924 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

Total floor area 121.8 m² (1,311 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, 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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