

for sale

offers over **£220,000** Freehold



## Rosemary Avenue Bilston WV14 7EZ

Paul Dubberley Estate Agents present this impressive three-bedroom semi-detached home offering versatile living, a generous lounge, fitted kitchen, modern shower room and superb rear garden. No upward chain. Close to transport links, amenities and schools.



# Property Details

**Lounge** 17' 9" x 12' 6" ( 5.41m x 3.81m )

Double glazed window to front aspect

**Kitchen** 15' x 8' 2" ( 4.57m x 2.49m )

Double glazed window to rear aspect; Wall and base units; Space for appliances; Door to garden

## Downstairs W.C

## Landing

**Bedroom One** 12' 6" x 9' 2" ( 3.81m x 2.79m )

Double glazed window to front aspect

**Bedroom Two** 11' 2" x 9' 2" ( 3.40m x 2.79m )

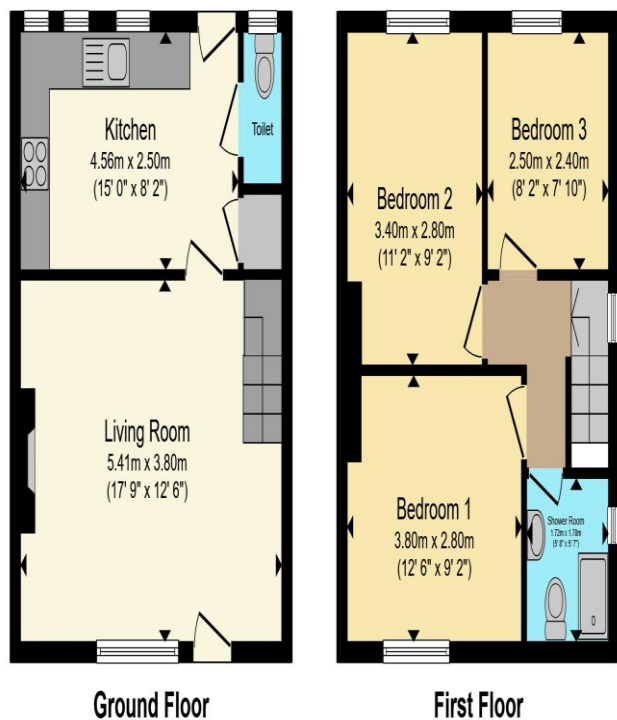
Double glazed window to rear aspect

**Bedroom Three** 8' 2" x 7' 10" ( 2.49m x 2.39m )

Double glazed window to rear aspect

## Bathroom

Double glazed window to side aspect; Bath; Basin; Toilet



To view this property please contact Paul Dubberley on

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Property Ref: PBI104203 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: A

Total floor area 69.2 m<sup>2</sup> (745 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.

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