

for sale

offers in excess of **£260,000** Freehold

**Paul
Dubberley**



Berrington Drive Bilston WV14 9QH

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Property Description

Paul Dubberley Estate Agents are delighted to offer for sale this spacious and well-presented four-bedroom semi-detached family home, situated in a popular residential location on Bilston. Offering generous living accommodation throughout, this property is ideal for growing families seeking space, convenience and excellent local amenities.

The accommodation briefly comprises an entrance hall, a large lounge providing an excellent space for relaxing and entertaining, a fitted kitchen with ample storage and workspace, and further versatile living accommodation ideal for modern family life. To the first floor are four well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for the whole household.

Externally, the property benefits from off-road parking to the front and a private rear garden.

Berrington Drive is conveniently located close to a range of local shops, supermarkets, healthcare facilities and leisure amenities. Commuters benefit from excellent transport connections via the A463 Black Country Route, A41 Black Country New Road, A4123 Birmingham New Road and the M6 motorway network, providing easy access to Wolverhampton, Dudley, Walsall and Birmingham. Public transport links are readily available, while well-regarded nearby schools include Hill Avenue Academy, Stowlawn Primary School and The Coseley School, making this an ideal family purchase.

Ground Floor

Porch Entrance

Double glazed window and door

Lounge

16' x 14' 9" (4.88m x 4.50m)

Double glazed window to the front, door leading to

Kitchen

14' 7" x 14' 9" (4.45m x 4.50m)

Double glazed window to the rear, fitted kitchen with space for appliances, door to

Utility Room

13' 8" x 7' 4" (4.17m x 2.24m)

Double glazed window to the rear, space for appliances, door to garage and rear garden

First Floor

Bedroom One

29' 1" x 7' 5" (8.86m x 2.26m)

Double glazed window to the front and rear

Bedroom Two

10' 1" x 8' 5" (3.07m x 2.57m)

Double glazed window to the rear

Bedroom Three

14' 8" x 8' 5" (4.47m x 2.57m)

Double glazed window to the front

Bedroom Four

10' x 6' 2" (3.05m x 1.88m)

Double glazed window to the front

Bathroom

Double glazed window to the rear, shower cubicle, wc and hand wash basin

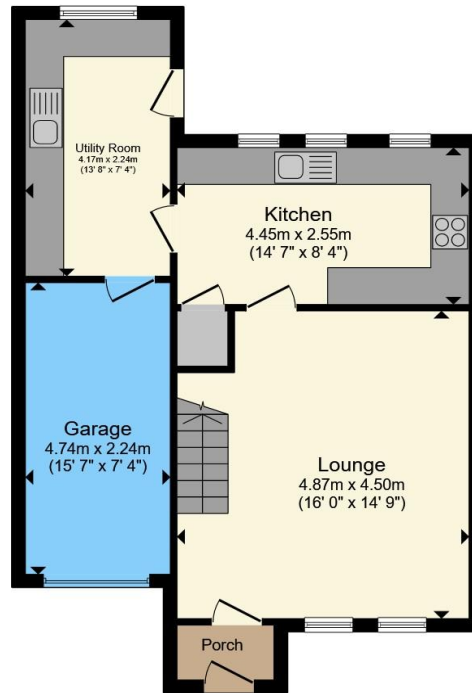
Agents Note

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.

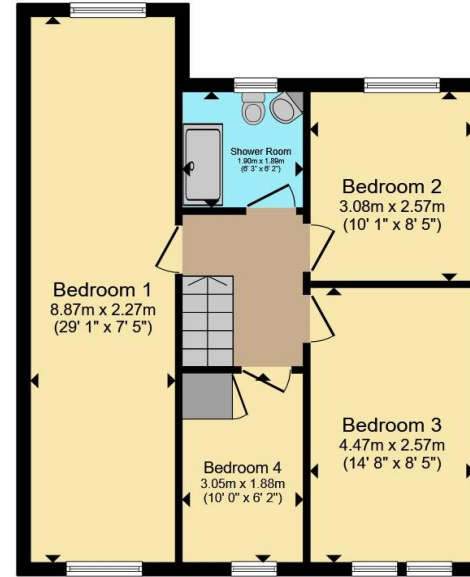








Ground Floor



First Floor

Total floor area 113.5 m² (1,221 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

**Paul
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To view this property please contact Paul Dubberley on

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69 Church Street
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EPC Rating: C Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PBI105223

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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