

for sale

offers over **£325,000** Freehold



## Elford Grove Bilston WV14 0UD

\*Three-bedroom detached family home in a quiet Bilston cul-de-sac. Featuring a spacious lounge with double doors to the garden, modern fitted kitchen, separate dining room, driveway, garage and generous rear garden. Ideal for families.\*



# Property Details

## Entrance Hall

Doors to lounge, dining room, kitchen, ground floor wc and garage; Stairs to first floor

## Lounge 13' 2" Into Bay x 11' 10" ( 4.01m Into Bay x 3.61m )

Double glazed door to rear aspect; Central heated radiator

## Dining Room 9' 10" x 8' ( 3.00m x 2.44m )

Double glazed bay window to front aspect; Central heated radiator

## Kitchen 10' 9" x 8' 6" ( 3.28m x 2.59m )

Double glazed window to rear aspect; Wall and base units with worktop over; Space for appliances; Stainless steel sink and drainer

## Ground Floor W.C

Toilet; Basin

## Landing

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

## Bedroom One 11' 6" x 10' 11" ( 3.51m x 3.33m )

Double glazed windows to front aspect; Central heated radiator; Fitted wardrobes; Door to en-suite

## En-Suite

Double glazed window to front aspect; Central heated radiator; Shower cubicle; Toilet; Basin; Extractor fan

## Bedroom Two 9' 5" x 7' 2" ( 2.87m x 2.18m )

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

## Bedroom Three 6' 11" x 8' 10" ( 2.11m x 2.69m )

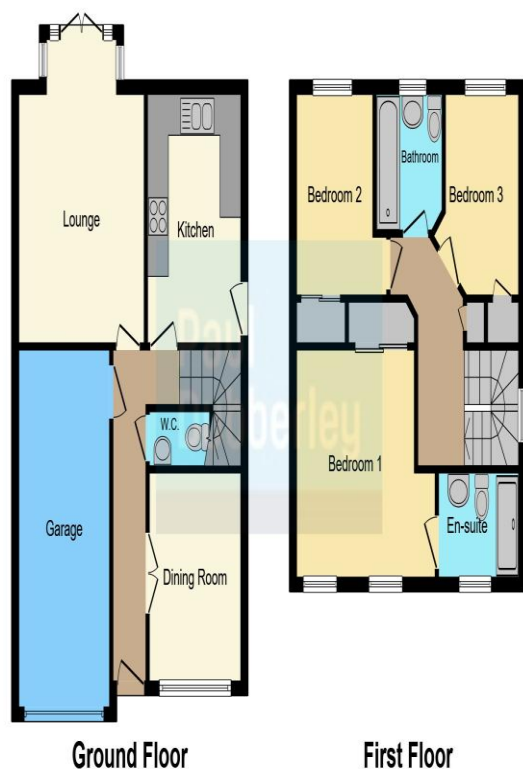
Double glazed window to rear aspect; Central heated radiator; Storage cupboard

## Bathroom

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

## Garage 16' 10" x 8' 1" ( 5.13m x 2.46m )

Up and over front door; Light and power



To view this property please contact Paul Dubberley on

**T 01902 494966**  
**E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)**

69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104573 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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.localagent.com](http://www.localagent.com)

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)