

for sale

offers over **£340,000** Freehold



Baobab Drive Bilston WV14 0RJ

Three-bedroom detached home on Baobab Drive, offered with no upward chain. Extended open-plan kitchen/living area, smart home features, landscaped garden with insulated studio, gated parking for multiple vehicles, and excellent access to schools and transport.



Property Details

Agent Notes

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 sellers advise that they pay £180.93 per annum as a contribution towards upkeep.

Entrance Hallway

Double glazed window to front aspect; Stairs to first floor; Storage cupboard; Doors to lounge, WC and kitchen/diner

Lounge 12' 11" x 12' 4" (3.94m x 3.76m)

Double glazed window to front aspect

Ground Floor W.C

Toilet; Basin

Open Plan Kitchen/Dining Room 18' 1" x 9' (5.51m x 2.74m)

Double glazed window to side aspect; Karndean flooring; Quartz worktops; Door to utility

Dining Room/Rear Extension 18' 11" x 12' 1" (5.77m x 3.68m)

Bifold doors to garden; Door to office

Utility Room 5' 7" x 5' 6" (1.70m x 1.68m)

Door to second hallway leading to garden

Office 11' 11" x 7' 10" (3.63m x 2.39m)

Double glazed window to rear aspect

Landing

Doors to bedrooms and bathroom; Storage cupboard

Bedroom One 12' 11" x 10' 10" (3.94m x 3.30m)

Double glazed window to front aspect; Fitted wardrobes; Door to en-suite

En-Suite 6' x 5' 9" (1.83m x 1.75m)

Double glazed windows to front and side aspect; Shower; Basin; Toilet

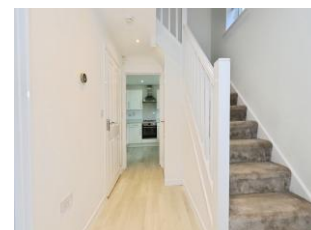
Bedroom Two 9' 6" x 9' 5" (2.90m x 2.87m)

Double glazed window to rear aspect; Fitted wardrobes



Total floor area 153.1 m² (1,648 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. 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.



To view this property please contact Paul Dubberley on

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Property Ref: PBI104884 - 0006

Tenure: Freehold EPC Rating: B

Council Tax Band: D