

for sale

offers over **£450,000** Freehold



Weston Drive Bilston WV14 0UN

Paul Dubberley Estate Agents offer this spacious four bedroom detached family home with no upward chain. Featuring lounge, dining room, conservatory, utility & en-suite, plus garage & driveway. Well placed for local schools, amenities and excellent transport links.



Property Details

Entrance Porch

Door to hallway

Hallway

Doors to lounge, kitchen and utility; Stairs to first floor

Lounge 14' 1" x 10' 6" (4.29m x 3.20m)

Double glazed bay window to front aspect; Central heated radiator; Gas fire; Doors to dining room

Dining Room 9' 11" x 9' 11" (3.02m x 3.02m)

Central heated radiator; Doors to conservatory

Conservatory 13' x 11' 4" (3.96m x 3.45m)

Doors to rear garden; Electric heater

Kitchen 10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to rear aspect; Central heated radiator; Wall and base units; Integrated oven, hob, dishwasher and fridge freezer; Breakfast bar

Utility Room 1 6' 11" x 5' 2" (2.11m x 1.57m)

Double glazed window to side aspect; Central heated radiator; Space for appliances; Door to rear garden and ground floor wc

Utility Room 2 10' x 7' 11" (3.05m x 2.41m)

Central heated radiator; Space for appliances; Door to garage

Garage 9' 6" x 7' 10" (2.90m x 2.39m)

Automatic door to frontage; Storage space

Landing

Storage cupboard with water tank; Access to fully boarded loft

Bedroom One 13' x 12' 5" (3.96m x 3.78m)

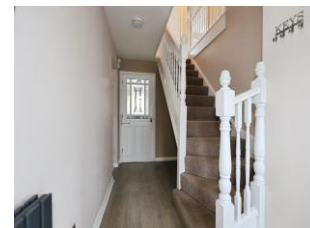
Double glazed window to front aspect; Central heated radiator; Built in wardrobes; Door to en-suite

En-Suite 7' 3" x 5' 3" (2.21m x 1.60m)

Double glazed window to rear aspect; Central heated radiator; Fully tiled; Walk in shower; Basin; Toilet; Extractor fan

Bedroom Two 10' 6" x 7' 1" (3.20m x 2.16m)

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



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI105008 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

Total floor area 136.5 m² (1,470 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.



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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