

for sale

£260,000 Freehold



## Moseley Road Bilston WV14 6JF

\*Paul Dubberley Estate Agents are delighted to offer this spacious three-bedroom semi-detached home with a bay-fronted lounge, separate dining room, fitted kitchen, gated driveway and detached garage, ideally located for local amenities, schools and transport links.\*



# Property Details

## Entrance Porch

Door to hallway

## Hallway

Doors to lounge, dining room and kitchen; Central heated radiator; Understairs storage; Stairs to first floor

## Lounge 12' 2" x 12' 1" ( 3.71m x 3.68m )

Double glazed window to front aspect; Central heated radiator; Electric fire

## Dining Room 12' 3" x 11' 1" ( 3.73m x 3.38m )

Single glazed window to rear aspect; Central heated radiator; Electric fire

## Kitchen 9' 1" x 6' 11" ( 2.77m x 2.11m )

Single glazed window to side aspect; Wall and base units; Integrated oven, hob and fridge freezer; Space for washing machine and dryer; Double glazed window to rear aspect; Door to rear garden

## Landing

Single glazed window to side aspect; Doors to bedrooms and

bathroom

## Bedroom One 12' 2" x 12' ( 3.71m x 3.66m )

Double glazed bay window to front aspect; Fitted wardrobes; Central heated radiator

## Bedroom Two 12' 1" x 11' 1" ( 3.68m x 3.38m )

Double glazed window to rear aspect; Central heated radiator

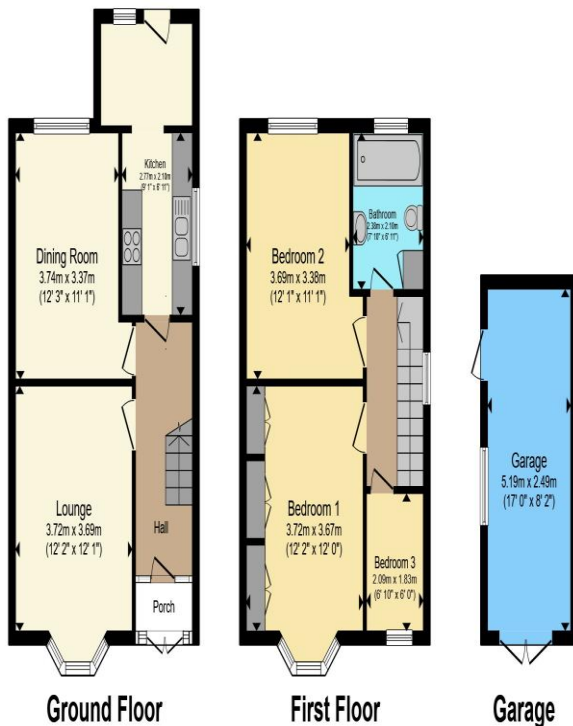
## Bedroom Three 6' 10" x 6' ( 2.08m x 1.83m )

Double glazed window to front aspect; Central heated radiator

## Bathroom 7' 10" x 6' 11" ( 2.39m x 2.11m )

Single glazed window to rear aspect; Partially tiled; Shower over bath; Toilet; Basin; Boiler cupboard; Central heated radiator

## Garage 17' x 8' 2" ( 5.18m x 2.49m )



Total floor area 97.1 m<sup>2</sup> (1,046 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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69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI105023 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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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