

for sale

£270,000 Freehold



Legge Lane Bilston WV14 8RQ

A fantastic opportunity to acquire a sizable detached home with superb potential and no onward chain. Early viewing is highly recommended.



Property Details

Ground Floor

Hallway

Doors leading to

Kitchen 12' 5" x 7' 10" (3.78m x 2.39m)

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

Lounge 19' 4" x 11' 8" (5.89m x 3.56m)

Double glazed window and doors into conservatory, Radiator

Conservatory 18' 8" x 8' (5.69m x 2.44m)

Double glazed windows and doors

Utility Room 9' x 7' 9" (2.74m x 2.36m)

Walls and base units, space for appliances

Office 10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window and door to the front, Radiator

First Floor

Bedroom Two 12' 9" x 10' 11" (3.89m x 3.33m)

Double glazed window to the front, radiator

Bedroom Three 11' 8" x 10' 11" (3.56m x 3.33m)

Double glazed window to the rear, radiator

Bedroom Four 12' 8" x 8' (3.86m x 2.44m)

Double glazed window to the rear, radiator

WC

Double glazed window to the side, WC

Bathroom

Double glazed window to the side, hand wash basin, shower cubicle, corner bath, radiator

Second Floor

Bedroom One 19' 7" x 14' 10" (5.97m x 4.52m)

double glazed windows to the rear, radiator

En Suite

Having bath with shower over, wc and hand wash basin

Agents Note



To view this property please contact Paul Dubberley on

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Property Ref: PBI105243 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D



Total floor area 136.5 m² (1,469 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



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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