

for sale

£170,000 Freehold



## Broadmeadow Green Bilston WV14 6EG

\*Paul Dubberley Estate Agents are pleased to offer this spacious three-bedroom end-terrace home with lounge, kitchen, conservatory, annex with shower room, detached office/outbuilding and driveway parking. Ideal for families, multi-generational living or home working.\*



# Property Details

## Entrance Hallway

Central heated radiator; Storage cupboard; Doors to lounge and kitchen; Stairs to first floor

## Lounge 21' x 11' ( 6.40m x 3.35m )

Central heated radiators; Doors to conservatory

## Kitchen 15' 1" x 9' 4" ( 4.60m x 2.84m )

Wall and base units; Space for appliances; Central heated radiator; Side door to rear garden; Sliding doors to conservatory

## Conservatory 21' 4" x 8' 7" ( 6.50m x 2.62m )

Central heated radiator; French doors to rear garden

## Landing

Double glazed window to front aspect; Airing cupboard housing boiler; Central heated radiator; Access to partially boarded loft via pull down ladders; Doors to bedrooms and shower room

## Bedroom One 12' x 11' 6" ( 3.66m x 3.51m )

Double glazed window to rear aspect; Central heated radiator;

Storage cupboard

## Bedroom Two 11' 5" x 9' 7" ( 3.48m x 2.92m )

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

## Bedroom Three 9' 7" x 7' 7" ( 2.92m x 2.31m )

Double glazed window to rear aspect; Central heated radiator

## Shower Room 6' 6" x 5' 7" ( 1.98m x 1.70m )

Double glazed window to side aspect; Partially tiled; Walk in shower; Basin; Toilet; Extractor fan

## Annex

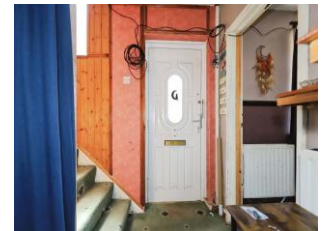
Entrance porch

Bedroom - Double glazed window to side aspect; Door to shower room; Electric heater; Wardrobe

Shower room - Double glazed window to side aspect; Walk in shower; Toilet; Basin

## Outbuilding 12' 4" x 9' 9" ( 3.76m x 2.97m )

Double glazed window to front aspect



To view this property please contact Paul Dubberley on

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Property Ref: PBI105075 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 133.0 m<sup>2</sup> (1,431 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.

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