

for sale

offers in the region of **£300,000** Freehold



Nelson Avenue Bilston WV14 6RT

Architect-designed two-bedroom semi-detached dormer bungalow, offered with no upward chain. Largely newly built to a high specification with solid wood flooring, Bosch kitchen appliances, driveway parking for multiple vehicles, and excellent access to amenities and transport links.



Property Details

Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.

Entrance Hallway

Double glazed windows to side aspect; Doors to kitchen/diner, bedroom one and bathroom; Stairs to first floor

Kitchen/Diner 16' 5" x 14' 1" (5.00m x 4.29m)

Double glazed window to side aspect; Doors to rear garden

Bedroom One 12' 6" x 11' 6" (3.81m x 3.51m)

Double glazed windows to front and side aspect

Bathroom 8' 10" x 5' 3" (2.69m x 1.60m)

Toilet; Basin; Bath

Landing

Door to bedroom two

Bedroom Two 10' 10" x 10' 6" (3.30m x 3.20m)

Double glazed windows to rear and side aspect; Doors to en-suite and storage cupboard

En-Suite

Shower; Toilet; Basin



To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104901 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

Total floor area 67.6 m² (728 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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