

for sale

offers over **£220,000** Freehold



Mervyn Road Bilston WV14 8DB

CASH BUYERS ONLY

A well-presented three-bedroom semi-detached home on Mervyn Road, modernised throughout and extended to the rear. Offering driveway parking for multiple vehicles and a private garden, conveniently located close to local amenities, schools and transport links.



Property Details

Agent Notes

The property is of non- standard construction, please speak with your conveyancer.

Entrance Hallway

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

Lounge 20' 1" x 14' 10" (6.12m x 4.52m)

Double glazed patio doors to rear garden; Central heated radiator; Roof window skylight

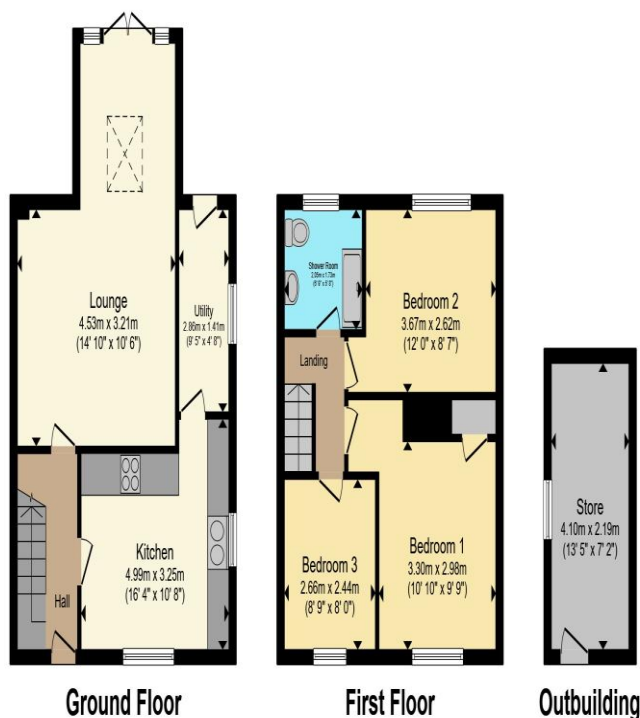
Kitchen 16' 4" x 10' 8" (4.98m x 3.25m)

Double glazed windows to front and side aspect; Wall and base units; Integrated oven, microwave, hob and wine cooler; Space for fridge freezer, washing machine and dining table; Extractor fan; Central heated radiator

Utility 9' 5" x 4' 8" (2.87m x 1.42m)

Double glazed window to side aspect; UPVC door to rear garden

Landing



Total floor area 90.6 m² (975 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.



Doors to bedrooms and shower room; Access to partially boarded loft

Bedroom One 10' 10" x 9' 9" (3.30m x 2.97m)

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

Bedroom Two 12' x 8' 7" (3.66m x 2.62m)

Double glazed window to rear aspect; Central heated radiator

Bedroom Three 8' 9" x 8' (2.67m x 2.44m)

Double glazed window to front aspect; Central heated radiator; Boxing above stairs

Shower Room 6' 9" x 5' 8" (2.06m x 1.73m)

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

Exterior

Side gate to frontage; Outbuilding; Astro turf; Shed



To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104182 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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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