

for sale

offers over **£475,000** Freehold



Morville Croft Bilston WV14 0UG

Paul Dubberley Estate Agents are pleased to offer this spacious four-bedroom detached family home, featuring two reception rooms, modern kitchen, utility room, conservatory, en-suite to the master bedroom, fitted wardrobes to all bedrooms, garage, driveway parking and excellent transport links.



Property Details

Entrance Porch

Door to hallway

Hallway

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

Ground Floor W.C

Toilet; Basin

Lounge 16' 11" x 10' 11" (5.16m x 3.33m)

Double glazed bay window to front aspect; Electric fire; Media wall to fit 45inch TV; Central heated radiator; Doors to dining room

Dining Room 11' 3" x 9' 9" (3.43m x 2.97m)

Sliding doors to conservatory; Door to kitchen; Central heated radiator

Conservatory 11' 11" x 11' 2" (3.63m x 3.40m)

Doors to rear garden

Kitchen 16' 4" x 10' 6" (4.98m x 3.20m)

Double glazed window to rear aspect; Integrated appliances; Spotlights; Central heated radiator; Door to utility; Door to rear garden

Utility Room 5' 10" x 5' 1" (1.78m x 1.55m)

Double glazed window to side aspect; Stainless steel sink and drainer; Door to garage

Garage 16' 3" x 8' 3" (4.95m x 2.51m)

Up and over door to frontage

Landing

Doors to bedrooms and bathroom; Storage cupboard; Ladder access to loft

Bedroom One 12' 1" x 10' 11" (3.68m x 3.33m)

Double glazed window to front aspect; Central heated radiator; Fitted wardrobes; Door to en-suite

En-Suite 7' 5" x 5' 10" (2.26m x 1.78m)

Double glazed window to side aspect; Shower; Basin; Toilet; Spotlights



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI105118 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

Total floor area 151.5 m² (1,631 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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