for sale

£170,000 Freehold

Paul Dubberley



Bull Lane Bilston WV14 8NE

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Property Description

Paul Dubberley Estate Agents are pleased to present this well-proportioned three bedroom semi-detached home, offered for sale with no upward chain, making it an ideal purchase for first time buyers, families or investors alike.

The property benefits from a practical and spacious layout throughout. To the ground floor, a welcoming entrance porch and hallway provide access to a generous living room to the front, leading through to a separate dining room to the rear, ideal for entertaining. The kitchen is centrally positioned with access to a useful utility area and a ground floor W.C., adding further convenience.

To the first floor, there are three well-sized bedrooms, including two comfortable doubles and a third single bedroom, all served by a family bathroom accessed from the landing.

Situated in a convenient residential location, the property is well placed for a range of local amenities, including shops, supermarkets and leisure facilities. There are a number of well-regarded schools nearby, making the area particularly appealing for families. Excellent transport links are also close at hand, with easy access to major road networks and local bus routes providing connections to Wolverhampton and surrounding areas.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Disclaimer

All services/appliances have not and will not be tested.

Entrance Porch

Door to hallway

Hallway

Doors to living room and kitchen; Central heated radiator; Understairs storage cupboard; Stairs to first floor

Living Room

14' 9" x 10' 10" (4.50m x 3.30m)
Double glazed window to front aspect; Central heated radiator; Access to dining room

Dining Room

10' 6" x 9' 10" (3.20m x 3.00m)
Double glazed window to rear aspect; Central heated radiator

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)
Double glazed window to rear aspect; Central heated radiator; Wall and base units; Integrated oven and hob; Space for appliances; Door to lobby

Lobby

Doors to utility, WC and storage cupboard; Door to rear garden

Utility

7' 3" x 6' 3" (2.21m x 1.91m)
Double glazed window to rear aspect

Ground Floor W.C

Toilet

Landing

Double glazed window to side aspect; Doors to bedrooms and bathroom; Access to loft

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)
Double glazed window to rear aspect; Central heated radiator

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)
Double glazed window to front aspect; Central heated radiator

Bedroom Three

9' 2" x 7' 7" (2.79m x 2.31m)
Double glazed window to front aspect; Central heated radiator

Bathroom

7' 7" x 6' 7" (2.31m x 2.01m)
Double glazed window to rear aspect; Central heated radiator; Shower over bath; Toilet; Basin; Extractor fan







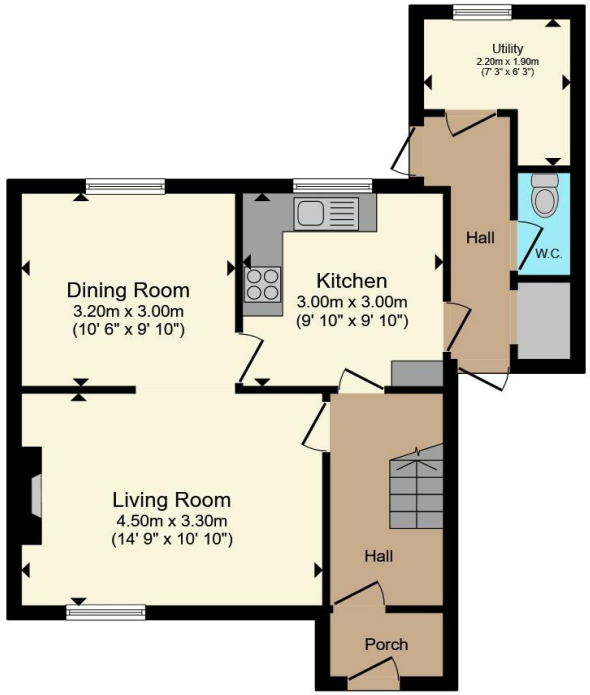




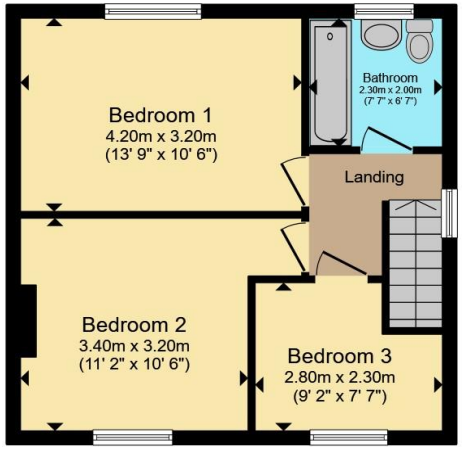








Ground Floor



First Floor

Total floor area 93.4 m² (1,005 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

Paul Dubberley

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69 Church Street
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EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PBI105018

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman